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The Colgate Darden Graduate School of Business Administration

Housing Units Authorized in Virginia's Planning Districts, Counties and Cities: 1st & 2nd Quarters, 1979

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Introduction

Building activity is one of the most frequently used indicators of economic and demographic change. At present, the number of housing units authorized by local building permits is the best measure of housing starts available. The information contained in this report is supplied by local building officials to the Construction Division of the U.S. Bureau of the Census. The Bureau, in turn, forwards the data to the Tayloe Murphy Institute where they are tabulated and compiled.

In this release, the number of building permits issued for housing units in Virginia planning districts, counties and independent cities is detailed for January-March, 1979, in Table 1. Table 2 contains data covering April-June, 1979, and Table 3 contains an index of the membership of the twenty-two planning districts. The data in this series include the number of privately owned standard housing units permitted by Virginia localities. When available, the cost of these units, the number and cost of mobile home units and the number of demolitions authorized are also reported.

It should be noted that some figures for the number and cost of housing units authorized are imputed by the Census Bureau from their records of building activity in previous years. Also, some jurisdictions make annual, rather than monthly, reports. In Tables 1 and 2 all imputed data as well as those not available are identified by footnotes.

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Statewide Housing Trends

This report analyzes and integrates current housing authorization reports, including data presented in previous editions covering the period from 1970 to the present. It is hoped that the analysis presented here will be useful to the reader both to give some idea of the trends in building activity since 1970, and to acquaint the user with the nature of the data and of its possible interpretations.

It should be kept in mind that the data in this report are for authorized housing units and that costs are per unit. Thus, a duplex building contains, by definition, two units of housing. A housing unit is intended to accomodate a family or a group of individuals sharing a common household. Thus, a multi-room house will be reported as one unit, while an apartment building will be reported as having as many units as it has apartments.

The reader should also bear in mind that the cost figures reported here are estimated construction costs submitted by the builders to the individual localities. They are not reported cost-at-completion of the units, nor do they include land cost or profit margin for the builder. In addition, it is estimated by the Bureau of the Census that, nationwide, underestimation of costs runs from about 17.5% for single units, to about 30% for 2 and 3-4 unit structures, to more than 50% for 5+ unit structures. Average cost per unit data, therefore, cannot be taken as an estimate of the price of housing to the consumer. Despite these limitations, construction costs constitute a large proportion of the total market costs of housing, and thus the reported figures provide an important means of comparison between localities and for one area - such as the state - over time.

The reporting of the number of units authorized for construction is more reliable than the data for costs. The Census Bureau considers their estimates of housing authorizations in Virginia to be accurate to within plus or minus one percent.

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Major Findings

- The Population of Virginia increased by 9.5 percent between 1970 and 1978.
- Between April 1, 1970 and June 30, 1979 533,894 housing units were added to the Commonwealth's 1970 housing stock of 1,492,954 units, a 36 percent increase.
- Since 1970 the average cost of building a single unit has risen approximately 148 percent, while the average cost for all units rose 144 percent.
- As shown in Chart A, below, the annual value of housing constructed in the Commonwealth reached a new high in 1978, of over 1,700 million dollars. Measured in constant 1972 dollars, however, the 1978 total value was exceeded in 1971-1973, and 1977.

The Figures

Figure 1 shows the annual increment between 1970 and 1977 in population and households, and for 1970-1978, the annual increment in single family and total housing units. The population and household figures peak in the period 1973-1975, which roughly corresponds to the period of relatively small increments in single family and total housing units. Since 1975 the annual increment in population has shown a steep decline, while the household increment has declined more gradually. The annual increment in single family and total units has risen slowly since 1975.

Figure 2, the average cost for all units and single family units, indicates an increase in the average cost per unit for all housing of $14,900 - an increase of about 115.6 percent during the eight year period. The estimated construction cost for a single unit increased by $20,000 during the same period - an increase of 124.4 percent. Thus in 1970 the average cost of all units was $12,900, as compared to an average cost of $27,800 in 1978. Similarily, costs of single units increased from $16,000 to $36,000.

Figure 3 shows the number of single units and the total number of units authorized for each quarter, from January, 1977 through June, 1979. Little seasonal or cyclic variation is evident in these figures. For example, during 1977 a total of 59,177 units were authorized, distributed across the four quarters in the following proportions: .32, .20, .26, and .22. During 1978 the comparable quarterly proportions were: .18, .29, .26, and .27. It should be noted , however, that the first two quarters of 1979 are performing much the same as the first two quarters in 1978, e.g., little activity in the first quarter, followed by a large increase in the second.

Figure 4 persents quarterly data on the average cost per unit for single units and for all units. Comparison of this figure with Figure 2 indicates that while there is considerable fluctuation in the estimated cost of construction over the course of a year, the trend over the longer period is a relatively steady upward progression. Much of the short-term fluctuation evident in Figure 4 can be accounted for by differential reporting by the localities within Virginia. Thus, for example, Virginia's Fifth Planning District reported no authorizations for 5+ unit housing for the first quarter of 1978, but authorization for 673 units of 5+ unit housing for the second quarter of that year. With the cost of housing varying widely from one locality to another, the quarterly average cost will tend to relfect the cost of housing in those areas which report most heavily in any given quarter. When the quarterly figures are aggregated to a yearly total, however, the fluctuations almost entirely vanish.

Chart A.
Aggregate Value of Construction in Current and Constant (1972) Dollars, Virginia, 1970-78.

YEAR	VALUE OF CONSTRUCTION IN CURRENT DOLLARS (in millions $)	CENSUS BUREAU[1] CONSTRUCTION COST INDEX	VALUE OF CONSTRUCTION[2] IN CONSTANT DOLLARS (in millions $)
1970	$ 544.7	89.1	$ 611.3
1971	$1,023.0	94.0	$1,088.3
1972	$1,237.2	100.0	$1,237.2
1973	$1,332.9	109.5	$1,217.3
1974	$ 879.7	120.8	$ 728.2
1975	$ 838.9	131.6	$ 637.5
1976	$1,003.8	141.1	$ 711.4
1977	$1,564.5	158.1	$ 989.6
1978	$1,703.2	180.2	$ 936.8

[1]U.S. Department of Commerce, Construction Review, Table E1. Volumn 25, #2 (February, 1979). USGPO.
[2]Cost in costant dollars equals value in current dollars X 100/index value.

Figure 1.
Annual Increase in Population, Households, and Total and Single Authorized Units in Virginia, 1970-78.

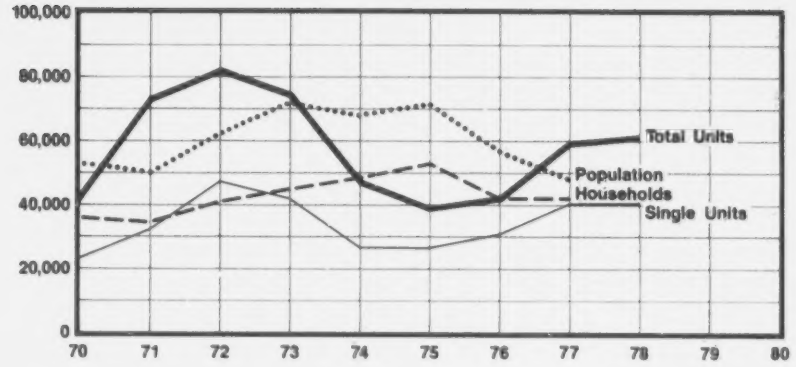

Figure 2.
Annual Average Costs for Total and Single Authorized Units in Virginia, 1970-78.

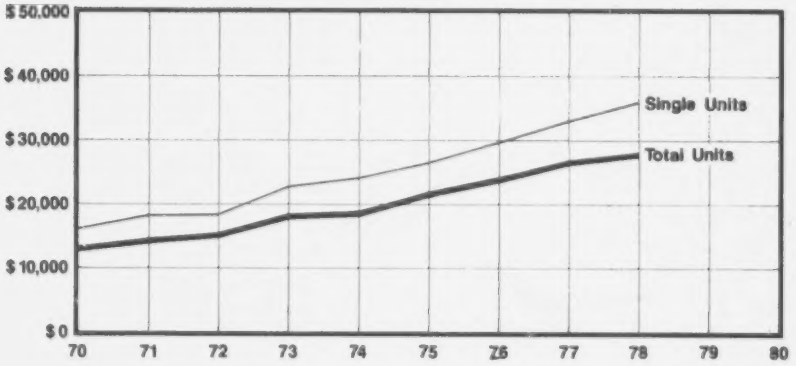

Figure 3.
Quarterly Increase in Total and Single Authorized Units in Virginia, 1st Quarter, 1977, through 2nd Quarter, 1979.

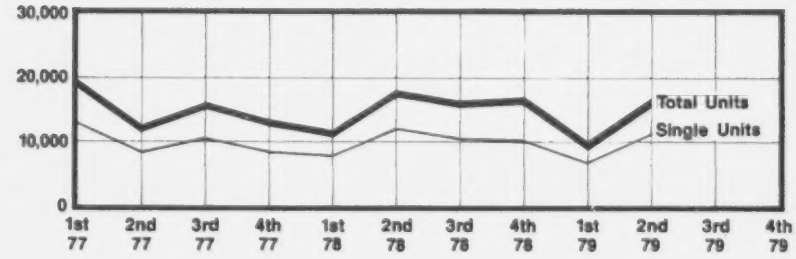

Figure 4.
Quarterly Average Costs for Total and Single Authorized Units in Virginia, 1st Quarter, 1977, through 2nd Quarter, 1979.

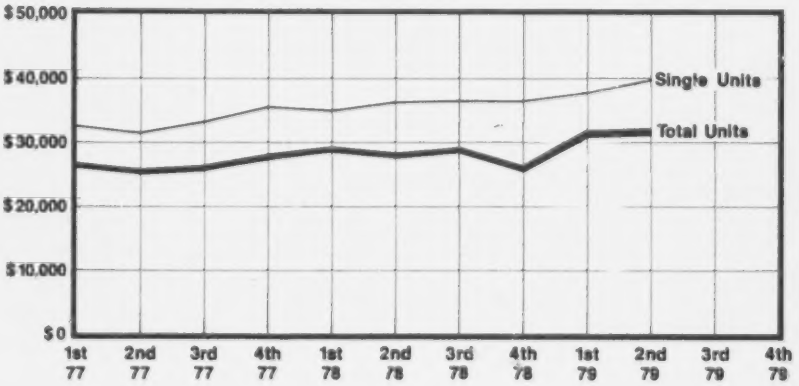

Table 1.
Housing Units Authorized by Planning District, County, and City: 1st Quarter, 1979.

Line	Jurisdiction	Total Housing Units Authorized		Total Mobile Units		Total Private Units		Single Units		Duplex
		Number	$000	Number	$000	Number	$000	Number	$000	Number
1	Planning District 1	162	2,896.6*	76	224.0*	86	2,672.7	86	2,672.7	0
2	Lee Co.†	45	1,022.2	20	224.0	25	798.2	25	798.2	0
3	Scott Co.†	32	897.2	0	0	32	897.2	32	897.2	0
4	Wise Co.	81	819.6*	56	NA	25	819.7	25	819.7	0
5	Norton Co. †	4	157.6	0	0	4	157.6	4	157.6	0
6	Planning District 2	253	4,492.9*	143	763.1*	110	3,729.9	108	3,706.9	2
7	Buchanan Co.	70	624.4*	54	NA	16	624.5	16	624.5	0
8	Dickenson Co.	48	782.1	33	269.1	15	513.0	15	513.0	0
9	Russell Co.	70	1,422.6	35	299.6	35	1,123.0	35	1,123.0	0
10	Tazewell Co. †	65	1,663.8	21	194.4	44	1,469.4	42	1,446.4	2
11	Planning District 3	321	5,615.6*	142	348.8*	179	5,267.0	167	5,036.3	12
12	Bland Co.	NA (Reports annually)								
13	Carroll Co.	53	1,095.7	18	131.5	35	964.2	35	964.2	0
14	Grayson Co.	32	579.6	15	107.2	17	472.4	15	430.4	2
15	Smyth Co.	50	587.9*	29	NA	21	588.0	21	588.0	0
16	Washington Co.†	135	2,165.1*	62	NA	73	2,165.2	65	1,991.5	8
17	Wythe Co.†	39	911.3	18	110.1	21	801.2	21	801.2	0
18	Bristol	12	276.0	0	0	12	276.0	10	261.0	2
19	Galax	NA (Reports annually)								
20	Planning District 4	179	3,461.1*	30	10.3*	149	3,451.0	89	2,889.0	4
21	Floyd Co.	23	612.4*	2	NA	21	612.5	15	497.5	0
22	Giles Co.	NA (Reports annually)								
23	Montgomery Co.	79	1,521.4*	4	NA	75	1,521.5	35	1,219.5	4
24	Pulaski Co.	68	1,168.7	24	10.3	44	1,158.4	36	1,093.4	0
25	Radford Co.	9	158.6	0	0	9	158.6	3	78.6	0
26	Planning District 5	249	7,144.5*	14	7.0*	235	7,137.6	181	6,708.6	2
27	Alleghany Co. †	15	450.4	1	7.0	14	443.4	14	443.4	0
28	Botetourt Co.	44	1,215.9*	13	NA	31	1,216.0	31	1,216.0	0
29	Craig Co.	NA (Reports annually)								
30	Roanoke Co.	139	3,962.1	0	0	139	3,962.1	93	3,627.1	0
31	Clifton Forge	NA (Reports annually)								
32	Covington	NA (Reports annually)								
33	Roanoke	26	532.5	0	0	26	532.5	20	476.5	0
34	Salem	25	983.6	0	0	25	983.6	23	945.6	2
35	Planning District 6	296	9,205.2*	66	1,511.0*	230	7,694.3	213	7,499.3	0
36	Augusta Co.	114	2,907.9*	35	NA	79	2,908.0	79	2,908.0	0
37	Bath Co.	NA (Reports annually)								
38	Highland Co.	NA (Reports annually)								
39	Rockbridge Co.	22	575.4	0	0	22	575.4	22	575.4	0
40	Rockingham Co.	105	4,420.9	31	1,511.0	74	2,909.9	74	2,909.9	0
41	Buena Vista	NA (Reports annually)								
42	Harrisonburg	41	1,029.0	0	0	41	1,029.0	28	861.0	0
43	Lexington	NA (Reports annually)								
44	Staunton	4	105.0	0	0	4	105.0	4	105.0	0
45	Waynesboro	10	167.0	0	0	10	167.0	6	140.0	0
46	Planning District 7	229	6,724.2	23	157.7	206	6,566.5	173	6,018.5	0
47	Clarke Co.	12	536.5	1	12.0	11	524.5	11	524.5	0
48	Frederick Co.	74	2,246.9	13	91.8	61	2,155.1	61	2,155.1	0
49	Page Co.	30	652.7	6	33.7	24	619.0	24	619.0	0
50	Shenandoah Co.	49	1,593.1	2	4.7	47	1,588.4	39	1,453.4	0
51	Warren Co.	50	1,327.4	1	15.5	49	1,311.9	27	911.9	0
52	Winchester	14	367.6	0	0	14	367.6	11	354.6	0
53	Planning District 8	2,171	79,172.1	0	0	2,171	79,172.1	1,932	77,977.1	0
54	Arlington Co.	38	2,779.6	0	0	38	2,779.6	38	2,779.6	0
55	Fairfax Co.	1,571	54,206.8	0	0	1,571	54,206.8	1,332	53,011.8	0
56	Loudoun Co.	120	4,155.1	0	0	120	4,155.1	120	4,155.1	0

Units	3-4 Units		5+ Units		Number of Demolitions: Private Units	Number of Demolitions: Public Units	Total Demolitions: Number Authorized	Total Housing Units Less Number of Demolitions	Line
$000	Number	$000	Number	$000					
0	0	0	0	0	0	0	0	312	57
0	0	0	0	0	12	0	12	10	58
0	0	0	0	0	0	0	0	2	59
0	0	0	0	0	1	0	1	-1	60
0	0	0	0	0	6	0	6	96	61
0	0	0	0	0	0	0	0	4	62
0	0	0	60	1,440.0	1	0	1	255	63
0	0	0	0	0	1	0	1	26	64
0	0	0	0	0	0	0	0	104	65
0	0	0	0	0	0	0	0	13	66
0	0	0	60	1,440.0	0	0	0	104	67
0	0	0	0	0	0	0	0	8	68
540.1	0	0	0	0	7	0	7	291	69
0	0	0	0	0	0	0	0	119	70
0	0	0	0	0	0	0	0	24	71
52.1	0	0	0	0	0	0	0	23	72
0	0	0	0	0	0	0	0	44	73
0	0	0	0	0	1	0	1	25	74
488.0	0	0	0	0	6	0	6	56	75
25.0	0	0	100	2,250.0	12	0	12	417	76
0	0	0	0	0	0	0	0	66	77
0	0	0	0	0	0	0	0	30	78
0	0	0	0	0	0	0	0	81	79
25.0	0	0	0	0	1	0	1	99	80
0	0	0	0	0	0	0	0	9	81
0	0	0	100	2,250.0	11	0	11	132	82
0	12	136.0	62	893.7	18	0	18	476	83
0	4	50.0	20	160.0	1	0	1	93	84
0	0	0	8	96.0	0	0	0	118	85
0	4	66.0	0	0	0	0	0	50	86
0	0	0	8	117.7	1	0	1	171	87
0	0	0	0	0	11	0	11	11	88
0	4	20.0	26	520.0	5	0	5	33	89
61.0	0	0	0	0	0	0	0	156	90
0	0	0	0	0	0	0	0	37	91
61.0	0	0	0	0	0	0	0	54	92
0	0	0	0	0	0	0	0	65	93
									94
0	0	0	0	0	0	0	0	77	95
0	0	0	0	0	0	0	0	22	96
									97
0	0	0	0	0	0	0	0	12	98
0	0	0	0	0	0	0	0	10	99
0	0	0	0	0	0	0	0	11	100
									101
0	0	0	0	0	0	0	0	22	102
0	3	15.0	6	185.0	70	58	128	1,139	103
0	0	0	0	0	0	0	0	12	104
0	0	0	0	0	1	0	1	719	105
0	0	0	0	0	0	0	0	24	106
0	0	0	0	0	0	0	0	108	107
0	0	0	6	185.0	4	0	4	282	108
0	0	0	0	0	1	0	1	27	109
0	0	0	0	0	0	0	0	33	110
0	3	15.0	0	0	64	58	122	-66	111

Table 1. (continued)

Line	Jurisdiction	Total Housing Units Authorized		Total Mobile Units		Total Private Units		Single Units		Duplex
		Number	$000	Number	$000	Number	$000	Number	$000	Number
57	Prince William Co.	312	12,274.7	0	0	312	12,274.7	312	12,274.7	0
58	Alexandria	22	1,618.0	0	0	22	1,618.0	22	1,618.0	0
59	Fairfax	2	147.0	0	0	2	147.0	2	147.0	0
60	Falls Church	0	0	0	0	0	0	0	0	0
61	Manassas	102	3,909.6	0	0	102	3,909.6	102	3,909.6	0
62	Manassas Park †	4	81.3	0	0	4	81.3	4	81.3	0
63	Planning District 9	256	10,230.9*	12	24.5*	244	10,206.5	184	8,766.5	0
64	Culpeper Co.	27	1,403.2	0	0	27	1,403.2	27	1,403.2	0
65	Fauquier Co.	104	5,170.1	0	0	104	5,170.1	104	5,170.1	0
66	Madison Co.	13	398.0	3	24.5	10	373.5	10	373.5	0
67	Orange Co.	104	3,040.1*	9	NA	95	3,040.2	35	1,600.2	0
68	Rappahannock Co.	8	219.5	0	0	8	219.5	8	219.5	0
69	Planning District 10	298	10,220.1*	47	228.1*	251	9,992.2	229	9,452.2	22
70	Albemarle Co.	119	5,093.0	15	158.5	104	4,934.5	104	4,934.5	0
71	Fluvanna Co.	24	814.0*	3	NA	21	814.1	21	814.1	0
72	Greene Co.	23	881.0	3	26.0	20	855.0	18	803.0	2
73	Louisa Co.	44	892.8*	14	NA	30	892.9	30	892.9	0
74	Nelson Co.	26	609.0	12	43.6	14	565.4	14	565.4	0
75	Charlottesville	62	1,930.3	0	0	62	1,930.3	42	1,442.3	20
76	Planning District 11	429	11,424.5*	85	241.8*	344	11,182.8	242	8,907.8	2
77	Amherst Co.	66	1,584.4	8	6.9	58	1,577.5	58	1,577.5	0
78	Appomattox Co.	30	669.7	18	158.7	12	511.0	12	511.0	0
79	Bedford Co.	81	3,282.3	0	0	81	3,282.3	81	3,282.3	0
80	Campbell Co.	100	1,943.0*	52	NA	48	1,943.1	46	1,918.1	2
81	Bedford	9	269.0	0	0	9	269.0	9	269.0	0
82	Lynchburg	143	3,676.1	7	76.2	136	3,599.9	36	1,349.9	0
83	Planning District 12	494	11,011.8*	163	573.7*	331	10,438.2	257	9,408.5	0
84	Franklin Co.	94	2,830.5	0	0	94	2,830.5	70	2,620.5	0
85	Henry Co.	118	2,331.2*	50	NA	68	2,331.3	60	2,235.3	0
86	Patrick Co.	50	822.3	26	148.2	24	674.1	20	608.1	0
87	Pittsylvania Co.	172	3,401.4	86	425.3	86	2,976.1	78	2,858.4	0
88	Danville	22	736.2	1	.2	21	736.0	21	736.0	0
89	Martinsville	38	890.2	0	0	38	890.2	8	350.2	0
90	Planning District 13	156	2,766.1	69	376.3	87	2,389.8	83	2,328.8	4
91	Brunswick Co.	37	548.5	23	154.0	14	394.5	14	394.5	0
92	Halifax Co.†	54	1,073.3	17	99.0	37	974.3	33	913.3	4
93	Mecklenberg Co.	65	1,144.3	29	123.3	36	1,021.0	36	1,021.0	0
94	South Boston	NA (Reports annually)								
95	Planning District 14	77	1,718.8	28	221.0	49	1,497.8	49	1,497.8	0
96	Amelia Co.	22	496.7	14	90.2	8	406.5	8	406.5	0
97	Buckingham Co.	NA (Reports annually)								
98	Charlotte Co.†	12	319.4	0	0	12	319.4	12	319.4	0
99	Cumberland Co.	10	224.4	0	0	10	224.4	10	224.4	0
100	Lunenburg Co.†	11	280.2	0	0	11	280.2	11	280.2	0
101	Nottoway Co.	NA (Reports annually)								
102	Prince Edward Co.	22	398.1	14	130.8	8	267.3	8	267.3	0
103	Planning District 15	1,267	34,477.8*	58	13.6*	1,209	34,464.4	1,200	34,264.4	0
104	Charles City Co. †	12	366.1	1	2.3	11	363.8	11	363.8	0
105	Chesterfield Co.	720	19,444.4*	33	NA	687	19,444.5	687	19,444.5	0
106	Goochland Co.	24	604.3*	11	NA	13	604.4	13	604.4	0
107	Hanover Co.	108	4,065.9	10	9.1	98	4,056.8	98	4,056.8	0
108	Henrico Co.	286	6,742.3	3	2.2	283	6,740.1	277	6,555.1	0
109	New Kent Co.	28	987..	0	0	28	987.3	28	987.3	0
110	Powhatan Co.	33	1,282.0	0	0	33	1,282.0	33	1,282.0	0
111	Richmond	56	985.5	0	0	56	985.5	53	970.5	0

Units	3-4 Units		5+ Units		Number of Demolitions: Private Units	Number of Demolitions: Public Units	Total Demolitions: Number Authorized	Total Housing Units Less Number of Demolitions	Line
$000	Number	$000	Number	$000					
0	0	0	0	0	0	0	0	162	1
0	0	0	0	0	0	0	0	45	2
0	0	0	0	0	0	0	0	32	3
0	0	0	0	0	0	0	0	81	4
0	0	0	0	0	0	0	0	4	5
23.0	0	0	0	0	1	0	1	252	6
0	0	0	0	0	0	0	0	70	7
0	0	0	0	0	1	0	1	47	8
0	0	0	0	0	0	0	0	70	9
23.0	0	0	0	0	0	0	0	65	10
230.6	0	0	0	0	6	0	6	315	11
									12
0	0	0	0	0	0	0	0	53	13
42.0	0	0	0	0	0	0	0	32	14
0	0	0	0	0	1	0	1	49	15
173.6	0	0	0	0	0	0	0	135	16
0	0	0	0	0	1	0	1	38	17
15.0	0	0	0	0	4	0	4	8	18
									19
55.0	0	0	56	507.0	6	0	6	173	20
0	0	0	6	115.0	0	0	0	23	21
									22
55.0	0	0	36	247.0	1	0	1	78	23
0	0	0	8	65.0	0	0	0	68	24
0	0	0	6	80.0	5	0	5	4	25
38.0	3	35.0	49	356.0	27	0	27	222	26
0	0	0	0	0	0	0	0	15	27
0	0	0	0	0	0	0	0	44	28
									29
0	3	35.0	43	300.0	2	0	2	137	30
									31
									32
0	0	0	6	56.0	24	0	24	2	33
38.0	0	0	0	0	1	0	1	24	34
0	7	90.0	10	105.0	3	0	3	293	35
0	0	0	0	0	0	0	0	114	36
									37
									38
0	0	0	0	0	0	0	0	22	39
0	0	0	0	0	0	0	0	105	40
									41
0	3	63.0	10	105.0	2	0	2	39	42
									43
0	0	0	0	0	0	0	0	4	44
0	4	27.0	0	0	1	0	1	9	45
0	3	13.0	30	535.0	2	0	2	227	46
0	0	0	0	0	0	0	0	12	47
0	0	0	0	0	0	0	0	74	48
0	0	0	0	0	0	0	0	30	49
0	0	0	8	135.0	0	0	0	49	50
0	0	0	22	400.0	0	0	0	50	51
0	3	13.0	0	0	2	0	2	12	52
0	0	0	239	1,195.0	22	4	26	2,146	53
0	0	0	0	0	3	4	7	31	54
0	0	0	239	1,195.0	0	0	0	1,571	55
0	0	0	0	0	0	0	0	120	56

Table 1. (continued)

Line	Jurisdiction	Total Housing Units Authorized		Total Mobile Units		Total Private Units		Single Units		Duplex
		Number	$000	Number	$000	Number	$000	Number	$000	Number
112	Planning District 16	286	10,865.6*	26	0*	260	10,865.8	242	10,550.8	2
113	Caroline Co.	57	1,225.0*	14	NA	43	1,225.1	25	910.1	2
114	King George Co.	21	223.4*	12	NA	9	223.5	9	223.5	0
115	Spotsylvania Co.	90	3,869.6	0	0	90	3,869.6	90	3,869.6	0
116	Stafford Co.	118	5,547.6	0	0	118	5,547.6	118	5,547.6	0
117	Fredericksburg	0	0	0	0	0	0	0	0	0
118	Planning District 17	65	2,223.9	9	85.7	56	2,138.2	56	2,138.2	0
119	Lancaster Co.	20	825.0	3	36.5	17	788.5	17	788.5	0
120	Northumberland Co.	21	611.0	2	19.2	19	591.8	19	591.8	0
121	Richmond Co.	9	220.3	4	30.0	5	190.3	5	190.3	0
122	Westmoreland Co.	15	567.6	0	0	15	567.6	15	567.6	0
123	Planning District 18	184	4,880.4*	41	333.8*	143	4,546.7	127	4,315.8	6
124	Essex Co.	18	429.7	7	61.7	11	368.0	11	368.0	0
125	Gloucester Co. †	87	2,627.5	15	197.9	72	2,429.6	63	2,267.6	6
126	King & Queen Co.	14	201.5	8	40.7	6	160.8	6	160.8	0
127	King William Co.	36	877.8	1	13.0	35	864.8	28	795.9	0
128	Mathews Co.	12	335.0	4	20.5	8	314.5	8	314.5	0
129	Middlesex Co.	17	408.9*	6	NA	11	409.0	11	409.0	0
130	Planning District 19	156	4,075.3*	16	5.4*	140	4,070.0*	134	4,004.0*	6
131	Dinwiddie Co.	32	780.7*	7	NA	25	780.8	25	780.8	0
132	Greensville Co.	12	NA	8	NA	4	NA	4	NA	0
133	Prince George Co.	53	1,702.6	0	0	53	1,702.6	53	1,702.6	0
134	Surry Co.	NA (Reports annually)								
135	Sussex Co.	NA (Reports annually)								
136	Colonial Heights	18	640.1	0	0	18	640.1	18	640.1	0
137	Emporia	6	206.4	1	5.4	5	201.0	5	201.0	0
138	Hopewell	13	305.0	0	0	13	305.0	13	305.0	0
139	Petersburg	22	440.5	0	0	22	440.5	16	374.5	6
140	Planning District 20	1,392	55,273.8*	28	73.5*	1,364	55,200.4	948	43,715.8	82
141	Isle of Wight Co. †	56	1,603.7*	20	NA	36	1,603.8	36	1,603.8	0
142	Southampton Co.	24	602.0	8	73.5	16	528.5	16	528.5	0
143	Chesapeake	233	8,780.0	0	0	233	8,780.0	177	7,758.0	0
144	Franklin †	7	232.4	0	0	7	232.4	7	232.4	0
145	Norfolk	117	2,151.0	0	0	117	2,151.0	39	1,167.4	22
146	Portsmouth	98	3,331.4	0	0	98	3,331.4	94	3,220.4	4
147	Suffolk	52	1,996.0	0	0	52	1,996.0	48	1,943.0	4
148	Virginia Beach	805	36,577.3	0	0	805	36,577.3	531	27,262.3	52
149	Planning District 21	249	11,240.2*	15	0*	234	11,240.3	234	11,240.3	0
150	James City Co.	42	2,379.6	0	0	42	2,379.6	42	2,379.6	0
151	York Co. †	52	2,233.3	0	0	52	2,233.3	52	2,233.3	0
152	Hampton	58	3,586.6	0	0	58	3,586.6	58	3,586.6	0
153	Newport News	67	1,862.5*	15	NA	52	1,862.6	52	1,862.6	0
154	Poquoson	30	1,178.2	0	0	30	1,178.2	30	1,178.2	0
155	Williamsburg	0	0	0	0	0	0	0	0	0
156	Planning District 22	112	1,741.1	67	291.9	45	1,449.2	45	1,449.2	0
157	Accomack Co.	75	1,240.1	40	150.9	35	1,089.2	35	1,089.2	0
158	Northampton Co.	37	501.0	27	141.0	10	360.0	10	360.0	0
159	STATE TOTAL †	9,281	290,862.5*	1,158	5,491.2*	8,123	285,373.4*	6,979	264,548.5*	144

† Indicated that some or all data were imputed by the Census Bureau from records of previous years

NA Data not available

* Total reflects missing data as indicated in the table by 'NA'

BEST AVAILABLE COPY

Units	3-4 Units		5+ Units		Number of Demolitions: Private Units	Number of Demolitions: Public Units	Total Demolitions: Number Authorized	Total Housing Units Less Number of Demolitions	Line
$000	Number	$000	Number	$000					
45.0	0	0	16	270.0	0	0	0	286	112
45.0	0	0	16	270.0	0	0	0	57	113
0	0	0	0	0	0	0	0	21	114
0	0	0	0	0	0	0	0	90	115
0	0	0	0	0	0	0	0	118	116
0	0	0	0	0	0	0	0	0	117
0	0	0	0	0	2	0	2	63	118
0	0	0	0	0	2	0	2	18	119
0	0	0	0	0	0	0	0	21	120
0	0	0	0	0	0	0	0	9	121
0	0	0	0	0	0	0	0	15	122
125.0	3	37.1	7	68.9	7	0	7	177	123
0	0	0	0	0	6	0	6	12	124
125.0	3	37.1	0	0	0	0	0	87	125
0	0	0	0	0	0	0	0	14	126
0	0	0	7	68.9	0	0	0	36	127
0	0	0	0	0	0	0	0	12	128
0	0	0	0	0	1	0	1	16	129
66.0	0	0	0	0	42	0	42	115	130
0	0	0	0	0	0	0	0	32	131
0	0	0	0	0	0	0	0	12	132
0	0	0	0	0	0	0	0	53	133
									134
									135
0	0	0	0	0	4	0	4	14	136
0	0	0	0	0	13	0	13	-7	137
0	0	0	0	0	2	0	2	11	138
66.0	0	0	0	0	23	0	23	-1	139
2,109.5	133	3,686.0	201	5,689.0	245	0	245	1,147	140
0	0	0	0	0	3	0	3	53	141
0	0	0	0	0	0	0	0	24	142
0	56	1,022.0	0	0	21	0	21	212	143
0	0	0	0	0	0	0	0	7	144
285.5	4	40.0	52	658.0	130	0	130	-13	145
111.0	0	0	0	0	78	0	78	20	146
53.0	0	0	0	0	6	0	6	46	147
1,660.0	73	2,624.0	149	5,031.0	7	0	7	798	148
0	0	0	0	0	47	3	50	199	149
0	0	0	0	0	5	0	5	37	150
0	0	0	0	0	0	0	0	52	151
0	0	0	0	0	16	0	16	42	152
0	0	0	0	0	24	0	24	43	153
0	0	0	0	0	0	0	0	30	154
0	0	0	0	0	2	3	5	-5	155
0	0	0	0	0	0	0	0	112	156
0	0	0	0	0	0	0	0	75	157
0	0	0	0	0	0	0	0	37	158
3,318.2	164	4,012.1	836	13,494.6	518	65	583	8,700	159

Table 2.
Housing Units Authorized by Planning District, County, and City: 2nd Quarter, 1979.

Line	Jurisdiction	Total Housing Units Authorized		Total Mobile Units		Total Private Units		Single Units		Duplex
		Number	$000	Number	$000	Number	$000	Number	$000	Number
1	Planning District 1	345	5,117.0*	214	747.0*	131	4,369.9	131	4,369.9	0
2	Lee Co. †	125	2,195.7	81	747.0	44	1,448.7	44	1,448.7	0
3	Scott Co. †	39	1,197.9	0	0	39	1,197.9	39	1,197.9	0
4	Wise Co.	175	1,518.9*	133	NA	42	1,518.8	42	1,518.8	0
5	Norton †	6	204.5	0	0	6	204.5	6	204.5	0
6	Planning District 2	683	9,657.5*	476	3,675.6*	207	5,981.8	189	5,639.4	2
7	Buchanan Co.	154	1,502.1*	110	NA	44	1,502.0	44	1,502.0	0
8	Dickenson Co.	125	2,025.2	79	663.2	46	1,362.0	46	1,362.0	0
9	Russell Co.	102	2,017.7	39	410.0	63	1,607.7	55	1,477.7	0
10	Tazewell Co.	302	4,112.5	248	2,602.4	54	1,510.1	44	1,297.7	2
11	Planning District 3	690	12,651.0*	302	1,315.6*	388	11,335.2	364	10,897.9	6
12	Bland Co.	NA (Reports annually)								
13	Carroll Co.	130	2,454.5	65	413.3	65	2,041.2	61	1,991.2	0
14	Grayson Co.	90	1,525.0	49	282.7	41	1,242.3	41	1,242.3	0
15	Smyth Co.	117	1,312.1*	70	NA	47	1,312.0	47	1,312.0	0
16	Washington Co. †	175	4,261.0*	34	NA	141	4,260.9	123	3,903.6	4
17	Wythe Co. †	143	2,552.4	84	619.6	59	1,932.8	59	1,932.8	0
18	Bristol	35	546.0	0	0	35	546.0	33	516.0	2
19	Galax	NA (Reports annually)								
20	Planning District 4	502	8,993.8*	73	27.7*	429	8,965.6	201	6,819.6	4
21	Floyd Co.	48	1,320.9	0	NA	48	1,320.8	48	1,320.8	0
22	Giles Co.	NA (Reports annually)								
23	Montgomery Co.	328	5,585.2*	7	NA	321	5,584.8	97	3,488.8	4
24	Pulaski Co.	122	1,854.2	66	27.7	56	1,826.5	52	1,776.5	0
25	Radford	4	233.5	0	0	4	233.5	4	233.5	0
26	Planning District 5	467	12,821.0*	49	119.6*	418	12,701.3	286	11,263.9	14
27	Alleghany Co. †	42	859.7	14	119.6	28	740.1	28	740.1	0
28	Botetourt Co.	94	2,454.4*	35	NA	59	2,454.3	59	2,454.3	0
29	Craig Co.	NA (Reports annually)								
30	Roanoke Co.	230	6,852.2	0	0	230	6,852.2	138	5,832.2	0
31	Clifton Forge	NA (Reports annually)								
32	Covington	NA (Reports annually)								
33	Roanoke	73	1,300.0	0	0	73	1,300.0	33	882.5	14
34	Salem	28	1,354.7	0	0	28	1,354.7	28	1,354.8	0
35	Planning District 6	564	13,129.0*	171	0*	393	13,128.9	313	11,676.9	4
36	Augusta Co.	206	4,651.6*	97	NA	109	4,651.5	109	4,651.5	0
37	Bath Co.	NA (Reports annually)								
38	Highland Co.	NA (Reports annually)								
39	Rockbridge Co.	27	903.0	0	0	27	903.0	27	903.0	0
40	Rockingham Co.	231	5,249.9	74	0	157	5,249.9	119	4,240.9	4
41	Buena Vista	NA (Reports annually)								
42	Harrisonburg	67	1,485.0	0	0	67	1,485.0	37	1,112.0	0
43	Lexington	NA (Reports annually)								
44	Staunton	26	630.2	0	0	26	630.2	14	560.2	0
45	Waynesboro	7	209.3	0	0	7	209.3	7	209.3	0
46	Planning District 7	451	14,709.1	66	525.9	385	14,183.2	339	13,531.2	4
47	Clarke Co.	28	1,748.3	0	0	28	1,748.3	28	1,748.3	0
48	Frederick Co.	147	5,329.5	29	241.5	118	5,088.0	118	5,088.0	0
49	Page Co.	56	1,196.6	21	188.6	35	1,008.0	35	1,008.0	0
50	Shenandoah Co.	97	3,306.0	12	81.5	85	3,224.5	77	3,024.5	0
51	Warren Co.	69	2,172.7	4	14.3	65	2,158.4	60	2,068.4	0
52	Winchester	54	956.0	0	0	54	956.0	21	594.0	4
53	Planning District 8	3,775	162,839.3*	1	0*	3,774	162,839.3	3,334	146,230.9	0
54	Arlington Co.	167	9,133.2	0	0	167	9,133.2	142	8,374.8	0
55	Fairfax Co.	2,636	112,642.0	0	0	2,636	112,642.0	2,221	96,792.0	0
56	Loudoun Co.	164	7,329.2	0	0	164	7,329.2	164	7,329.2	0

Units	3-4 Units		5+ Units		Number of Demolitions: Private Units	Number of Demolitions: Public Units	Total Demolitions: Number Authorized	Total Housing Units Less Number of Demolitions	Line
$000	Number	$000	Number	$000					
0	0	0	0	0	0	0	0	345	1
0	0	0	0	0	0	0	0	125	2
0	0	0	0	0	0	0	0	39	3
0	0	0	0	0	0	0	0	175	4
0	0	0	0	0	0	0	0	6	5
32.4	0	0	16	310.0	0	0	0	683	6
0	0	0	0	0	0	0	0	154	7
0	0	0	0	0	0	0	0	125	8
0	0	0	8	130.0	0	0	0	102	9
32.4	0	0	8	180.0	0	0	0	302	10
221.4	8	85.0	10	131.0	5	0	5	685	11
									12
0	4	50.0	0	0	0	0	0	130	13
0	0	0	0	0	0	0	0	90	14
0	0	0	0	0	1	0	1	116	15
191.4	4	35.0	10	131.0	2	0	2	173	16
0	0	0	0	0	0	0	0	143	17
30.0	0	0	0	0	2	0	2	33	18
									19
64.0	12	152.0	212	1,930.0	3	0	3	499	20
0	0	0	0	0	0	0	0	48	21
									22
64.0	8	102.0	212	1,930.0	0	0	0	328	23
0	4	50.0	0	0	0	0	0	122	24
0	0	0	0	0	3	0	3	1	25
177.5	3	48.0	115	1,212.0	41	0	41	426	26
0	0	0	0	0	0	0	0	42	27
0	0	0	0	0	1	0	1	93	28
									29
0	0	0	92	1,020.0	4	0	4	226	30
									31
									32
177.5	3	48.0	23	192.0	32	0	32	41	33
0	0	0	0	0	4	0	4	24	34
89.0	4	30.0	72	1,333.0	10	0	10	554	35
0	0	0	0	0	2	0	2	204	36
									37
									38
0	0	0	0	0	0	0	0	27	39
89.0	0	0	34	920.0	0	0	0	231	40
									41
0	0	0	30	373.0	2	0	2	65	42
									43
0	4	30.0	8	40.0	5	0	5	21	44
0	0	0	0	0	1	0	1	6	45
80.0	4	40.0	38	532.0	11	0	11	440	46
0	0	0	0	0	0	0	0	28	47
0	0	0	0	0	3	0	3	144	48
0	0	0	0	0	2	0	2	54	49
0	0	0	8	200.0	0	0	0	97	50
0	0	0	5	90.0	3	0	3	66	51
80.0	4	40.0	25	242.0	3	0	3	51	52
0	25	758.4	415	15,850.0	28	0	28	3,747	53
0	25	758.4	0	0	8	0	8	159	54
0	0	0	415	15,850.0	0	0	0	2,636	55
0	0	0	0	0	0	0	0	164	56

Table 2. (continued)

Line	Jurisdiction	Total Housing Units Authorized		Total Mobile Units		Total Private Units		Single Units		Duplex
		Number	$000	Number	$000	Number	$000	Number	$000	Number
57	Prince William Co. †	510	19,032.0	0	0	510	19,032.0	510	19,032.0	0
58	Alexandria	155	9,478.7	0	0	155	9,478.7	155	9,478.7	0
59	Fairfax	3	133.3	0	0	3	133.3	3	133.3	0
60	Falls Church †	14	643.6	0	0	14	643.6	14	643.6	0
61	Manassas	123	4,380.3*	1	NA	122	4,380.3	122	4,380.3	0
62	Manassas Park	3	67.0	0	0	3	67.0	3	67.0	0
63	Planning District 9	403	17,250.5*	24	39.6*	379	17,210.8	317	16,010.8	0
64	Culpeper Co.	122	4,398.8	0	0	122	4,398.8	60	3,198.8	0
65	Fauquier Co.	173	9,501.8	0	0	173	9,501.8	173	9,501.8	0
66	Madison Co.	34	1,032.9	6	39.6	28	993.3	28	993.3	0
67	Orange Co.	58	1,797.1*	18	NA	40	1,797.0	40	1,797.0	0
68	Rappahannock Co.	16	519.9	0	0	16	519.9	16	519.9	0
69	Planning District 10	548	19,856.3*	90	466.2*	458	19,389.9	374	16,474.9	10
70	Albemarle Co.	226	10,576.6	11	170.4	215	10,406.2	209	10,214.2	6
71	Fluvanna Co.	35	1,143.8*	4	NA	31	1,143.7	31	1,143.7	0
72	Greene Co.	52	1,665.7	15	148.3	37	1,517.4	37	1,517.4	0
73	Louisa Co.	90	1,545.0*	41	NA	49	1,544.9	49	1,544.9	0
74	Nelson Co.	125	4,172.2	19	147.5	106	4,024.7	32	1,379.7	0
75	Charlottesville	20	753.0	0	0	20	753.0	16	675.0	4
76	Planning District 11	663	18,235.0*	153	334.8*	510	17,900.1	378	15,443.8	4
77	Amherst Co.	98	2,579.4	34	176.5	64	2,402.9	64	2,402.9	0
78	Appomattox Co.	45	1,075.8	23	158.3	22	917.5	22	917.5	0
79	Bedford Co.	182	7,437.4	0	0	182	7,437.4	182	7,437.4	0
80	Campbell Co.	165	3,014.1*	96	NA	69	3,014.0	65	2,929.0	0
81	Bedford	81	1,128.3	0	0	81	1,128.3	3	85.0	0
82	Lynchburg	92	3,000.0	0	0	92	3,000.0	42	1,672.0	4
83	Planning District 12	706	16,511.2*	276	1,397.2*	430	15,113.9	390	14,620.9	[illegible]
84	Franklin Co.	94	2,709.9	5	127.0	89	2,582.9	75	2,412.9	2
85	Henry Co.	165	4,621.0*	61	NA	104	4,620.9	98	4,512.9	0
86	Patrick Co.	93	1,522.4	52	335.9	41	1,186.5	35	1,111.5	0
87	Pittsylvania Co.	296	5,992.6	157	934.2	139	5,058.4	139	5,058.4	0
88	Danville	44	1,044.3	1	.1	43	1,044.2	29	904.2	0
89	Martinsville	14	621.0	0	0	14	621.0	14	621.0	0
90	Planning District 13	211	3,540.1	120	749.0	91	2,791.1	89	2,761.6	2
91	Brunswick Co.	47	810.8	32	229.3	15	581.5	15	581.5	0
92	Halifax Co. †	74	1,419.1	32	220.1	42	1,199.0	40	1,169.5	2
93	Mecklenberg Co.	90	1,310.2	56	299.6	34	1,010.6	34	1,010.6	0
94	South Boston	NA (Reports annually)								
95	Planning District 14	99	2,292.9	36	276.2	63	2,016.7	63	2,016.7	0
96	Amelia Co.	16	364.9	7	61.9	9	303.0	9	303.0	0
97	Buckingham Co.	NA (Reports annually)								
98	Charlotte Co.	12	368.0	0	0	12	368.0	12	368.0	0
99	Cumberland Co.	21	474.0	5	0	16	474.0	16	474.0	0
100	Lunenburg Co.	13	387.6	0	0	13	387.6	13	387.6	0
101	Nottoway Co.	NA (Reports annually)								
102	Prince Edward Co.	37	698.4	24	214.3	13	484.1	13	484.1	0
103	Planning District 15	2,090	55,063.6*	166	1,566.1*	1,924	53,497.3	1,760	51,629.4	0
104	Charles City Co. †	15	487.5	0	0	15	487.5	15	487.5	0
105	Chesterfield Co.	976	23,449.1*	134	NA	842	23,449.0	842	23,449.0	0
106	Goochland Co.	54	1,722.5*	14	NA	40	1,722.4	40	1,722.4	0
107	Hanover Co.	157	6,493.1	9	1.5	148	6,491.6	148	6,491.6	0
108	Henrico Co.	575	16,051.7	6	1,553.6	569	14,498.1	569	14,498.1	0
109	New Kent Co.	39	1,522.8	0	0	39	1,522.8	39	1,522.8	0
110	Powhatan Co.	60	2,427.0	3	11.0	57	2,416.0	57	2,416.0	0
111	Richmond	214	2,909.9	0	0	214	2,909.9	50	1,042.0	0

Units	3-4 Units		5+ Units		Number of Demolitions: Private Units	Number of Demolitions: Public Units	Total Demolitions: Number Authorized	Total Housing Units Less Number of Demolitions	Line
$000	Number	$000	Number	$000					
0	0	0	0	0	8	0	8	502	57
0	0	0	0	0	6	0	6	149	58
0	0	0	0	0	3	0	3	0	59
0	0	0	0	0	1	0	1	13	60
0	0	0	0	0	2	0	2	121	61
0	0	0	0	0	0	0	0	3	62
0	0	0	62	1,200.0	1	0	1	402	63
0	0	0	62	1,200.0	1	0	1	121	64
0	0	0	0	0	0	0	0	173	65
0	0	0	0	0	0	0	0	34	66
0	0	0	0	0	0	0	0	58	67
0	0	0	0	0	0	0	0	16	68
270.0	0	0	74	2,645.0	4	0	4	544	69
192.0	0	0	0	0	0	0	0	226	70
0	0	0	0	0	0	0	0	35	71
0	0	0	0	0	0	0	0	52	72
0	0	0	0	0	0	0	0	90	73
0	0	0	74	2,645.0	0	0	0	125	74
78.0	0	0	0	0	4	0	4	16	75
65.0	4	135.0	124	2,306.3	23	0	23	640	76
0	0	0	0	0	0	0	0	98	77
0	0	50.0	0	0	2	0	2	43	78
0	0	0	0	0	0	0	0	182	79
0	4	85.0	0	0	0	0	0	165	80
0	0	0	78	1,043.3	1	0	1	80	81
65.0	0	0	46	1,263.0	20	0	20	72	82
38.0	4	40.0	34	415.0	15	12	27	679	83
38.0	4	40.0	8	92.0	1	0	1	93	84
0	0	0	6	108.0	0	0	0	165	85
0	0	0	6	75.0	0	0	0	93	86
0	0	0	0	0	4	0	4	292	87
0	0	0	14	140.0	4	12	16	28	88
0	0	0	0	0	6	0	6	8	89
29.4	0	0	0	0	0	0	0	211	90
0	0	0	0	0	0	0	0	47	91
29.4	0	0	0	0	0	0	0	74	92
0	0	0	0	0	0	0	0	90	93
									94
0	0	0	0	0	0	0	0	99	95
0	0	0	0	0	0	0	0	16	96
									97
0	0	0	0	0	0	0	0	12	98
0	0	0	0	0	0	0	0	21	99
0	0	0	0	0	0	0	0	13	100
									101
0	0	0	0	0	0	0	0	37	102
0	0	0	164.0	1,867.9	44	65	109	1,981	103
0	0	0	0	0	0	0	0	15	104
0	0	0	0	0	5	0	5	971	105
0	0	0	0	0	0	0	0	54	106
0	0	0	0	0	0	0	0	157	107
0	0	0	0	0	3	0	3	572	108
0	0	0	0	0	1	0	1	38	109
0	0	0	0	0	0	0	0	60	110
0	0	0	164.0	1,867.9	35	65	100	114	111

Table 2. (continued)

Line	Jurisdiction	Total Housing Units Authorized		Total Mobile Units		Total Private Units		Single Units		Duplex
		Number	$000	Number	$000	Number	$000	Number	$000	Number
112	Planning District 16	520	23,761.2*	68	0*	452	23,761.0	448	23,717.0	4
113	Caroline Co.	86	1,143.6*	54	NA	32	1,143.5	32	1,143.5	0
114	King George Co.	27	402.3*	14	NA	13	402.2	13	402.2	0
115	Spotsylvania Co.	209	9,508.3	0	0	209	9,508.3	209	9,508.3	0
116	Stafford Co.	195	12,568.0	0	0	195	12,568.0	191	12,524.0	4
117	Fredericksburg	3	139.0	0	0	3	139.0	3	139.0	0
118	Planning District 17	124	4,695.4	25	196.1	99	4,499.3	99	4,499.3	0
119	Lancaster Co.	35	1,448.5	8	107.8	27	1,340.7	27	1,340.7	0
120	Northumberland Co.	40	1,626.9	9	41.8	31	1,585.1	31	1,585.1	0
121	Richmond Co.	18	360.9	8	46.5	10	314.4	10	314.4	0
122	Westmoreland Co.	31	1,259.1	0	0	31	1,259.1	31	1,259.1	0
123	Planning District 18	257	6,652.6*	78	466.3*	179	6,186.2	172	6,093.8	2
124	Essex Co.	26	626.0	7	51.4	19	574.6	19	574.6	0
125	Gloucester Co. †	112	2,852.0	42	243.6	70	2,608.4	68	2,565.4	2
126	King & Queen Co.	27	590.5	12	76.7	15	513.8	15	513.8	0
127	King William Co. †	39	1,138.1	0	0	39	1,138.1	34	1,088.7	0
128	Mathews Co.	30	764.1	9	94.6	21	669.5	21	669.5	0
129	Middlesex Co.	23	681.9*	8	NA	15	681.8	15	681.8	0
130	Planning District 19	228	5,295.8*	42	9.5*	186	5,286.2*	177	5,151.2*	0
131	Dinwiddie Co.	67	1,529.4*	21	NA	46	1,529.3	46	1,529.3	0
132	Greensville Co.	29	NA	20	NA	9	NA	9	NA	0
133	Prince George Co.	68	2,269.7	0	0	68	2,269.7	68	2,269.7	0
134	Surry Co.	NA (Reports annually)								
135	Sussex Co.	NA (Reports annually)								
136	Colonial Heights	19	575.2	0	0	19	575.2	19	575.2	0
137	Emporia	12	210.0	0	0	12	210.0	3	75.0	0
138	Hopewell	16	317.0	0	0	16	317.0	16	317.0	0
139	Petersburg	17	394.5	1	9.5	16	385.0	16	385.0	0
140	Planning District 20	2,210	76,339.1*	58	184.6*	2,152	76,154.4	1,277	57,673.5	48
141	Isle of Wight Co. †	68	1,135.3*	41	NA	27	1,135.2	27	1,135.2	0
142	Southampton Co.	45	1,573.0	17	184.6	28	1,388.4	28	1,388.4	0
143	Chesapeake	556	15,461.6	0	0	556	15,461.6	286	11,788.6	0
144	Franklin †	2	58.1	0	0	2	58.1	2	58.1	0
145	Norfolk	320	6,438.3	0	0	320	6,438.3	61	2,400.9	28
146	Portsmouth	102	3,357.7	0	0	102	3,357.7	98	3,278.7	0
147	Suffolk	58	2,614.8	0	0	58	2,614.8	56	2,575.3	2
148	Virginia Beach	1,059	45,700.3	0	0	1,059	45,700.3	719	35,048.3	18
149	Planning District 21	503	18,436.5*	18	0*	485	18,436.4	418	17,086.4	2
150	James City Co.	82	4,513.9	0	0	82	4,513.9	82	4,513.9	0
151	York Co.	96	3,961.6	0	0	96	3,961.6	96	3,961.6	0
152	Hampton	96	3,071.3	0	0	96	3,071.3	96	3,071.3	0
153	Newport News	182	4,886.4*	18	NA	164	4,826.3	97	3,536.3	2
154	Poquoson	44	1,809.7	0	0	44	1,809.7	44	1,809.7	0
155	Williamsburg	3	193.6	0	0	3	193.6	3	193.6	0
156	Planning District 22	129	2,507.3	70	420.7	59	2,086.6	57	2,039.6	2
157	Accomack Co.	102	1,914.0	53	300.0	49	1,614.0	47	1,567.0	2
158	Northampton Co.	27	593.3	17	120.7	10	472.6	10	472.6	0
159	STATE TOTAL †	16,168	510,355.2*	2,576	12,517.6*	13,592	497,835.1*	11,176	445,648.6*	110

† Indicated that some or all data were imputed by the Census Bureau from records of previous years

NA Data not available

* Total reflects missing data as indicated in the table by 'NA'

Units	3-4 Units		5+ Units		Number of Demolitions: Private Units	Number of Demolitions: Public Units	Total Demolitions: Number Authorized	Total Housing Units Less Number of Demolitions	Line
$000	Number	$000	Number	$000					
44.0	0	0	0	0	4	0	4	516	112
0	0	0	0	0	1	0	1	85	113
0	0	0	0	0	0	0	0	27	114
0	0	0	0	0	0	0	0	209	115
44.0	0	0	0	0	1	0	1	194	116
0	0	0	0	0	2	0	2	1	117
0	0	0	0	0	2	0	2	122	118
0	0	0	0	0	2	0	2	33	119
0	0	0	0	0	0	0	0	40	120
0	0	0	0	0	0	0	0	18	121
0	0	0	0	0	0	0	0	31	122
43.0	0	0	5	49.4	2	0	2	255	123
0	0	0	0	0	1	0	1	25	124
43.0	0	0	0	0	0	0	0	112	125
0	0	0	0	0	0	0	0	27	126
0	0	0	5	49.4	0	0	0	39	127
0	0	0	0	0	1	0	1	29	128
0	0	0	0	0	0	0	0	23	129
0	4	60.0	5	75.0	33	0	33	195	130
0	0	0	0	0	0	0	0	67	131
0	0	0	0	0	0	0	0	29	132
0	0	0	0	0	0	0	0	68	133
									134
									135
0	0	0	0	0	1	0	1	18	136
0	4	60.0	5	75.0	0	0	0	12	137
0	0	0	0	0	6	0	6	10	138
0	0	0	0	0	26	0	26	-9	139
1,117.5	169	2,766.0	658	14,597.5	173	0	173	2,037	140
0	0	0	0	0	6	0	6	62	141
0	0	0	0	0	2	0	2	4	142
0	120	1,408.0	150	2,265.0	27	0	27	529	143
0	0	0	0	0	1	0	1	1	144
369.0	15	341.0	216	3,327.5	82	0	82	238	145
0	4	79.0	0	0	42	0	42	60	146
39.5	0	0	0	0	4	0	4	54	147
709.0	30	938.0	292	9,005.0	9	0	9	1,050	148
50.0	0	0	65	1,300.0	58	7	65	438	149
0	0	0	0	0	0	0	0	82	150
0	0	0	0	0	0	0	0	96	151
0	0	0	0	0	21	7	28	68	152
50.0	0	0	65	1,300.0	34	0	34	148	153
0	0	0	0	0	0	0	0	44	154
0	0	0	0	0	3	0	3	0	155
47.0	0	0	0	0	0	0	0	129	156
47.0	0	0	0	0	0	0	0	102	157
0	0	0	0	0	0	0	0	27	158
2,368.2	237	4,114.4	2,069	45,754.1	457	84	541	15,627	159

Table 3.
Planning District Membership of Each Virginia County and City

Locality	Planning District
Counties	
Accomack	22
Albemarle	10
Alleghany	5
Amelia	14
Amherst	11
Appomattox	11
Arlington	8
Augusta	6
Bath	6
Bedford	11
Bland	3
Botetourt	5
Brunswick	13
Buchanan	2
Buckingham	14
Campbell	11
Caroline	16
Carroll	3
Charles City	15
Charlotte	14
Chesterfield	15
Clarke	7
Craig	5
Culpeper	9
Cumberland	14
Dickenson	2
Dinwiddie	19
Essex	18
Fairfax	8
Fauquier	9
Floyd	4
Fluvanna	10
Franklin	12
Frederick	7
Giles	4
Gloucester	18
Goochland	15
Grayson	3
Greene	10
Greensville	19
Halifax	13
Hanover	15
Henrico	15
Henry	12
Highland	6
Isle of Wight	20
James City	21
King George	16
King & Queen	18
King William	18
Lancaster	17
Lee	1
Loudoun	8
Louisa	10
Lunenburg	14
Madison	9
Mathews	18
Mecklenburg	13
Middlesex	18
Montgomery	4
Nelson	10
New Kent	15
Northampton	22
Northumberland	17
Nottoway	14
Orange	9
Page	7
Patrick	12
Pittsylvania	12
Powhatan	15
Prince Edward	14
Prince George	19
Prince William	8
Pulaski	4
Rappahannock	9
Richmond	17
Roanoke	5
Rockbridge	6
Rockingham	6
Russell	2
Scott	1
Shenandoah	7
Smyth	3
Southampton	20
Spotsylvania	16
Stafford	16
Surry	19
Sussex	19
Tazewell	2
Warren	7
Washington	3
Westmoreland	17
Wise	1
Wythe	3
York	21
Cities	
Alexandria	8
Bedford	11
Bristol	3
Buena Vista	6
Charlottesville	10
Chesapeake	20
Clifton Forge	5
Colonial Heights	19
Covington	5
Danville	12
Emporia	19
Fairfax	8
Falls Church	8
Franklin	20
Fredericksburg	16
Galax	3
Hampton	21
Harrisonburg	6
Hopewell	19
Lexington	6
Lynchburg	11
Manassas	8
Manassas Park	8
Martinsville	12
Newport News	21
Norfolk	20
Norton	1
Petersburg	19
Poquoson	21
Portsmouth	20
Radford	4
Richmond	15
Roanoke	5
Salem	5
South Boston	13
Staunton	6
Suffolk	20
Virginia Beach	20
Waynesboro	6
Williamsburg	21
Winchester	7

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Housing Units Authorized in Virginia's Planning Districts, Counties, and Cities: 3rd Quarter, 1979

Michael A. Spar & Julia H. Martin; February 1980

Introduction

Building activity is one of the most frequently used indicators of economic and demographic change. At present, the number of housing units authorized by local building permits is the best measure of housing starts available. The information contained in this report is supplied by local building officials to the Construction Division of the U. S. Bureau of the Census. The Bureau, in turn, forwards the data to the Tayloe Murphy Institute where they are tabulated and compiled.

In this release, the number of building permits issued for housing units in Virginia planning districts, counties and independent cities is detailed for July-September, 1979, in Table 1. Table 2 contains an index of the membership of the twenty-two planning districts. The data in this series include the number of privately owned standard housing units permitted by Virginia localities. When available, the cost of these units, the number and cost of mobile home units and the number of demolitions authorized are also reported.

It should be noted that some figures for the number and cost of housing units authorized are imputed by the Census Bureau from their records of building activity in previous years. Also, some jurisdictions make annual, rather than monthly, reports. In Table 1 all imputed data as well as those not available are identified by footnotes.

The authors would like to thank Mrs. Barbara Crowder for typing the tables and Mr. Barry Jackson for the layout and graphic design of the report.

Statewide Housing Trends

This report analyzes and integrates current housing authorization reports, including data presented in previous editions covering the period from 1970 to the present. It is hoped that the analysis presented here will be useful to the reader both to give some idea of the trends in building activity since 1970, and to acquaint the user with the nature of the data and of its possible interpretations.

It should be kept in mind that the data in this report are for authorized housing units and that costs are per unit. Thus, a duplex building contains, by definition, two units of housing. A housing unit is intended to accommodate a family or a group of individuals sharing a common household. Thus, a multi-room house will be reported as one unit, while an apartment building will be reported as having as many units as it has apartments.

The reader should also bear in mind that the cost figures reported here are estimated construction costs submitted by the builders to the individual localities. They are not reported cost-at-completion of the units, nor do they include land cost or profit margin for the builder. In addition, it is estimated by the Bureau of the Census that, nationwide, underestimation of costs runs from about 17.5% for single units, to about 30% for 2 and 3-4 unit structures, to more than 50% for 5+ unit structures. Average cost per unit data, therefore, cannot be taken as an estimate of the price of housing to the consumer. Despite these limitations, construction costs constitute a large proportion of the total market costs of housing, and thus the reported figures provide an important means of comparison between localities and for one area - such as the state - over time.

The reporting of the number of units authorized for construction is more reliable than the data for costs. The Census Bureau considers their estimates of housing authorizations in Virginia to be accurate to within plus or minus one percent.

NOTE: In Housing Units Authorized...1st & 2nd Quarters, 1979 we made an error in the layout of Table 1. The data shown on page 7 should have appeared on page 5, and that of page 5 on page 7. We apologize for any inconvenience this may have caused.

Major Findings

- The population of Virginia increased by 11.7 percent between 1970 and 1979.
- Between April 1, 1970 and September 30, 1979 549,280 housing units were added to the Commonwealth's 1970 housing stock of 1,492,954 units, a 37 percent increase.
- Since 1970 the average cost of building a single unit has risen approximately 143 percent, while the average cost for all units rose 141 percent.
- As shown in Chart A, below, the annual value of housing constructed in the Commonwealth reached a new high in 1978, of over 1,700 million dollars. Measured in constant 1972 dollars, however, the 1978 total value was exceeded in 1971-1973, and 1977.

The Figures

Figure 1 shows the annual increment between 1970 and 1977 in households, and for 1970-1978, the annual increment in population, single family and total housing units. The population and household figures peak in the period 1973-1975, which roughly corresponds to the period of relatively small increments in single family and total housing units. Since 1975 the annual increment in population has shown a steep decline, while the household increment has declined more gradually. The annual increment in single family and total units has risen slowly since 1975.

Figure 2, the average cost for all units and single family units, indicates an increase in the average cost per unit for all housing of $14,900 - an increase of about 115.6 percent during the eight year period. The estimated construction cost for a single unit increased by $20,000 during the same period - an increase of 124.4 percent. Thus in 1970 the average cost of all units was $12,900, as compared to an average cost of $27,800 in 1978. Similarly, costs of single units increased from $16,000 to $36,000.

Figure 3 shows the number of single units and the total number of units authorized for each quarter, from January, 1977 through September, 1979. Little seasonal or cyclic variation is evident in these figures. For example, during 1977 a total of 59,177 units were authorized, distributed across the four quarters in the following proportions: .32, .20, .26, and .22. During 1978 the comparable quarterly proportions were: .18, .29, .26, and .27. It should be noted, however, that the first three quarters of 1979 are performing much the same as the first three quarters in 1978, e.g., little activity in the first quarter, followed by a large increase in the second, followed by a slight downturn in the third.

Figure 4 presents quarterly data on the average cost per unit for single units and for all units. Comparison of this figure with Figure 2 indicates that while there is considerable fluctuation in the estimated cost of construction over the course of a year, the trend over the longer period is a relatively steady upward progression. Much of the short-term fluctuation evident in Figure 4 can be accounted for by differential reporting by the localities within Virginia. Thus, for example, Virginia's Fifth Planning District reported no authorizations for 5+ unit housing for the first quarter of 1978, but authorization for 673 units of 5+ unit housing for the second quarter of that year. With the cost of housing varying from one locality to another, the quarterly average cost will tend to reflect the cost of housing in those areas which report most heavily in any given quarter. When the quarterly figures are aggregated to a yearly total, however, the fluctuations almost entirely vanish.

Chart A.
Aggregate Value of Construction in Current and Constant (1972) Dollars, Virginia, 1970-78.

YEAR	VALUE OF CONSTRUCTION IN CURRENT DOLLARS (in millions $)	CENSUS BUREAU[1] CONSTRUCTION COST INDEX	VALUE OF CONSTRUCTION[2] IN CONSTANT DOLLARS (in millions $)
1970	$ 544.7	89.1	$ 611.3
1971	$1,023.0	94.0	$1,088.3
1972	$1,237.2	100.0	$1,237.2
1973	$1,332.9	109.5	$1,217.3
1974	$ 879.7	120.8	$ 728.2
1975	$ 838.9	131.6	$ 637.5
1976	$1,003.8	141.1	$ 711.4
1977	$1,564.5	158.1	$ 989.6
1978	$1,703.2	180.2	$ 936.8

[1]U.S. Department of Commerce, Construction Review, Table E1. Volumn 25, #2 (February, 1979). USGPO.
[2]Cost in costant dollars equals value in current dollars X 100/index value.

Figure 1.
Annual Increase in Population, Households, and Total and Single Authorized Units in Virginia, 1970-78.

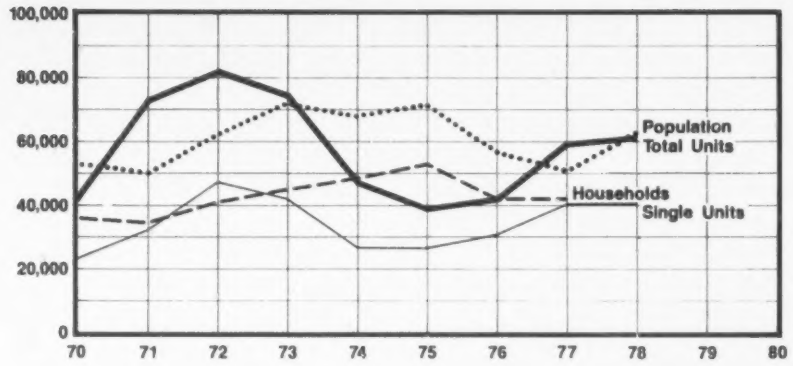

Figure 2.
Annual Average Costs for Total and Single Authorized Units in Virginia, 1970-78.

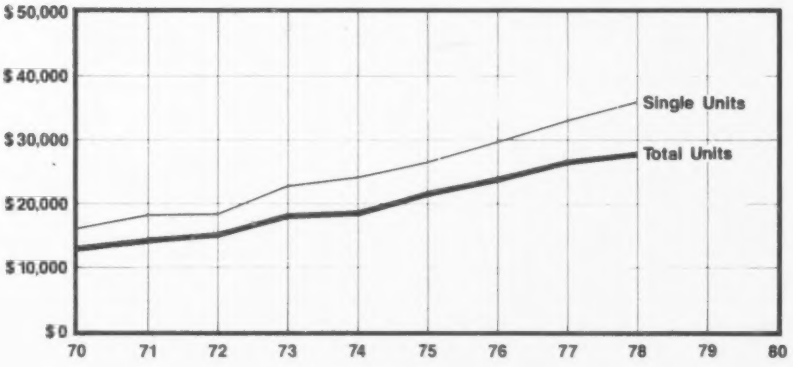

Figure 3.
Quarterly Increase in Total and Single Authorized Units in Virginia, 1st Quarter, 1977, through 3rd Quarter, 1979.

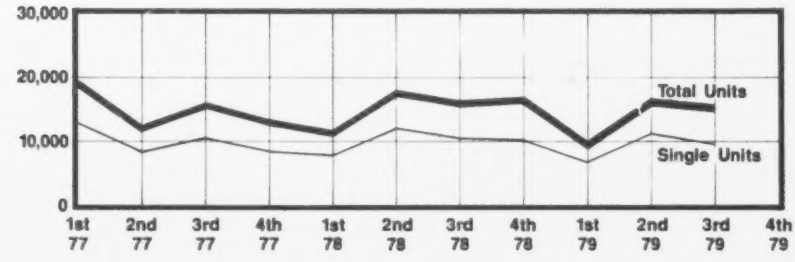

Figure 4.
Quarterly Average Costs for Total and Single Authorized Units in Virginia, 1st Quarter, 1977, through 3rd Quarter, 1979.

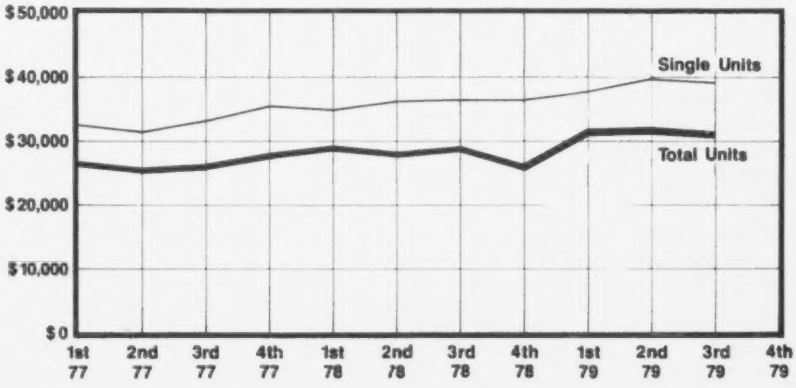

Table 1.
Housing Units Authorized by Planning District, County, and City: 3rd Quarter, 1979.

Line	Jurisdiction	Total Housing Units Authorized		Total Mobile Units		Total Private Units		Single Units		Duplex
		Number	$000	Number	$000	Number	$000	Number	$000	Number
1	Planning District 1 †	196	4,200.6*	78	0*	118	4,200.6	118	4,200.6	0
2	Lee Co.†	43	1,425.9	0	0	43	1,425.9	43	1,425.9	0
3	Scott Co.†	35	1,159.9	0	0	35	1,159.9	35	1,159.9	0
4	Wise Co.	81	1,462.1*	45	NA	36	1,462.1	36	1,462.1	0
5	Norton	37	152.7*	33	NA	4	152.7	4	152.7	0
6	Planning District 2 †	616	7,806.5*	453	2,887.4*	163	4,919.1	149	4,730.0	0
7	Buchanan Co.	156	1,273.2*	118	NA	38	1,273.2	34	1,194.1	0
8	Dickenson Co.	107	1,406.1	78	621.1	29	785.0	29	785.0	0
9	Russell Co.†	134	2,096.4	80	600.3	54	1,496.1	44	1,386.1	0
10	Tazewell Co.	219	3,030.8	177	1,666.0	42	1,364.8	42	1,364.8	0
11	Planning District 3 †	521	10,655.5*	218	1,109.1*	303	9,546.4	279	9,100.4	4
12	Bland Co.	NA (Reports annually)								
13	Carroll Co.	116	2,288.8	57	462.2	59	1,826.6	53	1,746.3	2
14	Grayson Co.	63	1,139.9	39	244.9	24	895.0	24	895.0	0
15	Smyth Co.	96	903.0*	63	NA	33	903.0	33	903.0	0
16	Washington Co.†	114	3,700.8	0	0	114	3,700.8	106	3,451.1	0
17	Wythe Co.†	104	1,764.0	59	402.0	45	1,362.0	37	1,266.0	0
18	Bristol	28	859.0	0	0	28	859.0	26	839.0	2
19	Galax	NA (Reports annually)								
20	Planning District 4	392	8,204.8*	54	11.1*	338	8,193.7	140	5,026.4	6
21	Floyd Co.	25	855.5	0	0	25	855.5	25	855.5	0
22	Giles Co.	NA (Reports annually)								
23	Montgomery Co.	201	4,072.6*	20	NA	181	4,072.7	61	2,272.7	0
24	Pulaski Co.	89	1,735.5	34	11.2	55	1,724.3	49	1,634.3	6
25	Radford	77	1,541.2	0	0	77	1,541.2	5	263.9	0
26	Planning District 5	424	13,212.9*	55	171.1*	369	13,041.8	267	9,925.7	24
27	Alleghany Co.	49	1,014.1	17	171.1	32	843.0	32	843.0	0
28	Botetourt Co.	66	1,318.5*	34	NA	32	1,318.5	32	1,318.5	0
29	Craig Co.	NA (Reports annually)								
30	Roanoke Co.	201	7,587.3*	4	NA	197	7,587.3	123	4,933.3	0
31	Clifton Forge	NA (Reports annually)								
32	Covington	NA (Reports annually)								
33	Roanoke	71	1,543.0	0	0	71	1,543.0	43	1,081.0	24
34	Salem	37	1,750.0	0	0	37	1,750.0	37	1,749.9	0
35	Planning District 6	659	14,775.1*	133	204.7*	526	14,570.4	256	9,424.9	2
36	Augusta Co.	142	4,222.6*	45	NA	97	4,222.6	97	4,222.6	0
37	Bath Co.	NA (Reports annually)								
38	Highland Co.	26	420.6	17	196.2	9	224.4	9	224.4	0
39	Rockbridge Co.	41	1,353.9	5	NA	36	1,353.9	26	853.9	0
40	Rockingham Co.	309	6,029.3*	65	NA	244	6,029.3	84	2,884.3	2
41	Buena Vista	NA (Reports annually)								
42	Harrisonburg	24	664.0	0	0	24	664.0	24	664.0	0
43	Lexington	NA (Reports annually)								
44	Staunton	109	1,836.2	0	0	109	1,836.2	9	335.7	0
45	Waynesboro	8	248.5	1	8.5	7	240.0	7	240.0	0
46	Planning District 7	352	9,206.1	83	563.2	269	8,642.9	231	8,046.9	10
47	Clarke Co.	15	698.0	0	0	15	698.0	15	698.0	0
48	Frederick Co.	104	2,748.7	34	221.5	70	2,527.2	70	2,527.2	0
49	Page Co.	48	856.3	21	153.5	27	702.8	27	702.8	0
50	Shenandoah Co.	88	2,341.8	19	114.9	69	2,226.9	69	2,226.9	0
51	Warren Co.	46	1,449.5	9	73.3	37	1,376.2	37	1,376.2	0
52	Winchester	51	1,111.8	0	0	51	1,111.8	13	515.8	10
53	Planning District 8 †	4,358	175,408.1	0	0	4,358	175,408.1	3,297	142,916.6	0
54	Arlington Co.	260	13,711.9	0	0	260	13,711.9	78	3,426.3	0
55	Fairfax Co.	3,176	122,332.9	0	0	3,176	122,332.9	2,320	100,832.9	0
56	Loudoun Co.	143	6,562.6	0	0	143	6,562.6	143	6,562.6	0

Units	3-4 Units		5+ Units		Number of Demolitions: Private Units	Number of Demolitions: Public Units	Total Demolitions: Number Authorized	Total Housing Units Less Number of Demolitions	Line
$000	Number	$000	Number	$000					
0	0	0	0	0	2	0	2	194	1
0	0	0	0	0	0	0	0	43	2
0	0	0	0	0	0	0	0	35	3
0	0	0	0	0	0	0	0	81	4
0	0	0	0	0	2	0	2	35	5
0	4	79.1	10	110.0	0	0	0	616	6
0	4	79.1	0	0	0	0	0	156	7
0	0	0	0	0	0	0	0	107	8
0	0	0	10	110.0	0	0	0	134	9
0	0	0	0	0	0	0	0	219	10
40.0	7	109.9	13	296.0	4	0	4	517	11
									12
20.0	4	60.2	0	0	0	0	0	116	13
0	0	0	0	0	0	0	0	63	14
0	0	0	0	0	1	0	1	95	15
0	3	49.7	5	200.0	0	0	0	114	16
0	0	0	8	96.0	1	0	1	103	17
20.0	0	0	0	0	2	0	2	26	18
									19
90.0	60	1,143.3	132	1,934.0	1	0	1	391	20
0	0	0	0	0	0	0	0	25	21
									22
0	0	0	120	1,800.0	0	0	0	201	23
90.0	0	0	0	0	0	0	0	89	24
0	60	1,143.3	12	134.0	1	0	1	76	25
393.9	4	68.0	74	2,654.0	63	0	63	361	26
0	0	0	0	0	0	0	0	49	27
0	0	0	0	0	1	0	1	65	28
									29
0	0	0	74	2,654.0	2	0	2	199	30
									31
									32
394.0	4	68.0	0	0	56	0	56	15	33
0	0	0	0	0	4	0	4	33	34
45.0	0	0	268	5,100.5	8	0	8	651	35
0	0	0	0	0	0	0	0	142	36
									37
0	0	0	0	0	1	0	1	25	38
0	0	0	10	500.0	0	0	0	41	39
45.0	0	0	158	3,100.0	0	0	0	309	40
									41
0	0	0	0	0	5	0	5	19	42
									43
0	0	0	100	1,500.5	1	0	1	108	44
0	0	0	0	0	1	0	1	7	45
260.0	0	0	28	336.0	14	0	14	338	46
0	0	0	0	0	1	0	1	14	47
0	0	0	0	0	4	0	4	100	48
0	0	0	0	0	0	0	0	48	49
0	0	0	0	0	0	0	0	88	50
0	0	0	0	0	0	0	0	46	51
260.0	0	0	28	336.0	9	0	9	42	52
0	0	0	1,061	32,491.6	37	0	37	4,321	53
0	0	0	182	10,285.7	13	0	13	247	54
0	0	0	856	21,500.0	0	0	0	3,176	55
0	0	0	0	0	1	0	1	142	56

Table 1. (continued)

Line	Jurisdiction	Total Housing Units Authorized		Total Mobile Units		Total Private Units		Single Units		Duplex
		Number	$000	Number	$000	Number	$000	Number	$000	Number
57	Prince William Co.†	613	25,356.8	0	0	613	25,356.8	613	25,356.8	0
58	Alexandria †	92	4,714.2	0	0	92	4,714.2	69	4,008.3	0
59	Fairfax	0	0	0	0	0	0	0	0	0
60	Falls Church †	2	329.4	0	0	2	329.4	2	329.4	0
61	Manassas	72	2,400.3	0	0	72	2,400.3	72	2,400.3	0
62	Manassas Park †	0	0	0	0	0	0	0	0	0
63	Planning District 9 †	239	11,368.7	21	657.3	218	10,711.4	218	10,711.4	0
64	Culpeper Co.†	32	1,635.2	0	0	32	1,635.2	32	1,635.2	0
65	Fauquier Co.	109	5,958.2	0	0	109	5,958.2	109	5,958.2	0
66	Madison Co.	23	723.8	2	23.8	21	700.0	21	700.0	0
67	Orange Co.	58	2,182.5	19	633.5	39	1,549.0	39	1,549.0	0
68	Rappahannock Co.	17	869.0	0	0	17	869.0	17	869.0	0
69	Planning District 10	475	17,353.7	69	275.7	406	17,078.0	231	10,291.9	40
70	Albemarle Co.	161	6,353.7	8	83.4	153	6,270.3	109	5,711.3	8
71	Fluvanna Co.	27	1,157.8*	1	NA	26	1,157.8	26	1,157.8	0
72	Greene Co.	32	1,189.3	9	90.9	23	1,098.4	23	1,098.3	0
73	Louisa Co.	77	1,122.8*	37	NA	40	1,122.8	40	1,122.8	0
74	Nelson Co.	45	1,222.9	14	101.4	31	1,121.5	19	691.5	0
75	Charlottesville	133	6,307.2	0	0	133	6,307.2	14	510.2	32
76	Planning District 11	485	13,253.5*	140	346.6*	345	12,906.9	297	11,953.7	12
77	Amherst Co.	77	2,338.0	11	58.8	66	2,279.2	56	2,079.2	0
78	Appomattox Co.	35	597.6	26	204.1	9	393.5	9	393.5	0
79	Bedford Co.	131	5,449.2	0	0	131	5,449.2	129	5,414.2	2
80	Campbell Co.	163	2,562.8*	97	NA	66	2,562.8	60	2,455.6	6
81	Bedford	5	226.7	0	0	5	226.7	5	226.7	0
82	Lynchburg	74	2,079.2	6	83.7	68	1,995.5	38	1,384.5	4
83	Planning District 12	728	13,879.7*	319	1,319.7*	409	12,560.0	294	10,695.0	0
84	Franklin Co.	138	3,596.8	1	16.0	137	3,580.8	77	2,680.8	0
85	Henry Co.	204	2,792.3*	124	NA	80	2,792.3	64	2,532.3	0
86	Patrick Co.	70	1,203.4	50	279.4	20	924.0	20	924.0	0
87	Pittsylvania Co.	246	4,632.0	141	1,023.6	105	3,608.4	105	3,608.4	0
88	Danville	21	478.7	3	.7	18	478.0	18	478.0	0
89	Martinsville	49	1,176.5	0	0	49	1,176.5	10	471.5	0
90	Planning District 13 †	156	2,759.9	82	540.0	74	2,219.9	74	2,219.9	0
91	Brunswick Co.	45	728.0	32	258.8	13	469.2	13	469.2	0
92	Halifax Co.†	39	1,032.8	0	0	39	1,032.8	39	1,032.8	0
93	Mecklenburg Co.	72	999.1	50	281.2	22	717.9	22	717.9	0
94	South Boston	NA (Reports annually)								
95	Planning District 14 †	103	2,746.4	22	197.2	81	2,549.2	81	2,549.2	0
96	Amelia	25	608.5	5	58.0	20	550.5	20	550.5	0
97	Buckingham Co.	NA (Reports annually)								
98	Charlotte Co.†	21	536.1	0	0	21	536.1	21	536.1	0
99	Cumberland Co.	14	600.1	0	0	14	600.1	14	600.1	0
100	Lunenburg Co.†	12	357.5	0	0	12	357.5	12	357.5	0
101	Nottoway Co.	NA (Reports annually)								
102	Prince Edward Co.	31	644.2	17	139.2	14	505.0	14	505.0	0
103	Planning District 15 †	1,826	42,666.7*	96	50.4*	1,730	42,616.3	1,634	41,668.7	0
104	Charles City Co.†	6	632.6	0	0	6	632.6	6	632.6	0
105	Chesterfield Co.	916	22,846.0*	76	NA	840	22,846.0	840	22,846.0	0
106	Goochland Co.	26	850.4*	4	NA	22	850.4	22	850.4	0
107	Hanover Co.†	102	4,115.7*	9	NA	93	4,115.7	93	4,115.7	0
108	Henrico Co.	667	10,614.1	1	.7	666	10,613.4	570	9,665.8	0
109	New Kent Co.	31	992.7	5	42.0	26	950.7	26	950.7	0
110	Powhatan Co.	35	1,490.7	1	7.7	34	1,483.0	34	1,483.0	0
111	Richmond	43	1,124.5	0	0	43	1,124.5	43	1,124.5	0

Units	3-4 Units		5+ Units		Number of Demolitions: Private Units	Number of Demolitions: Public Units	Total Demolitions: Number Authorized	Total Housing Units Less Number of Demolitions	Line
$000	Number	$000	Number	$000					
0	0	0	0	0	0	0	0	613	57
0	0	0	23	705.9	21	0	21	71	58
0	0	0	0	0	0	0	0	0	59
0	0	0	0	0	1	0	1	1	60
0	0	0	0	0	1	0	1	71	61
0	0	0	0	0	0	0	0	0	62
0	0	0	0	0	0	0	0	239	63
0	0	0	0	0	0	0	0	32	64
0	0	0	0	0	0	0	0	109	65
0	0	0	0	0	0	0	0	23	66
0	0	0	0	0	0	0	0	58	67
0	0	0	0	0	0	0	0	17	68
806.0	0	0	135	5,980.0	0	0	0	475	69
109.0	0	0	36	450.0	0	0	0	161	70
0	0	0	0	0	0	0	0	27	71
0	0	0	0	0	0	0	0	32	72
0	0	0	0	0	0	0	0	77	73
0	0	0	12	430.0	0	0	0	45	74
697.0	0	0	87	5,100.0	0	0	0	133	75
207.2	0	0	36	746.0	18	0	18	467	76
0	0	0	10	200.0	0	0	0	77	77
0	0	0	0	0	0	0	0	35	78
35.0	0	0	0	0	0	0	0	131	79
107.2	0	0	0	0	0	0	0	163	80
0	0	0	0	0	1	0	1	4	81
65.0	0	0	26	546.0	17	0	17	57	82
0	4	140.0	111	1,725.0	21	0	21	707	83
0	0	0	60	900.0	1	0	1	137	84
0	4	140.0	12	120.0	1	0	1	203	85
0	0	0	0	0	0	0	0	70	86
0	0	0	0	0	2	0	2	244	87
0	0	0	0	0	5	0	5	16	88
0	0	0	39	705.0	12	0	12	37	89
0	0	0	0	0	0	0	0	156	90
0	0	0	0	0	0	0	0	45	91
0	0	0	0	0	0	0	0	39	92
0	0	0	0	0	0	0	0	72	93
									94
0	0	0	0	0	0	0	0	103	95
0	0	0	0	0	0	0	0	25	96
									97
0	0	0	0	0	0	0	0	21	98
0	0	0	0	0	0	0	0	14	99
0	0	0	0	0	0	0	0	12	100
									101
0	0	0	0	0	0	0	0	31	102
0	0	0	96	947.6	51	34	85	1,741	103
0	0	0	0	0	0	0	0	6	104
0	0	0	0	0	4	0	4	912	105
0	0	0	0	0	0	0	0	26	106
0	0	0	0	0	0	0	0	102	107
0	0	0	96	947.6	9	0	9	658	108
0	0	0	0	0	0	0	0	31	109
0	0	0	0	0	0	0	0	35	110
0	0	0	0	0	38	34	72	- 29	111

Table 1. (continued)

Line	Jurisdiction	Total Housing Units Authorized		Total Mobile Units		Total Private Units		Single Units		Duplex
		Number	$000	Number	$000	Number	$000	Number	$000	Number
112	Planning District 16	377	14,063.1*	56	0*	321	14,063.1	319	14,021.1	2
113	Caroline Co.	75	1,561.3*	30	NA	45	1,561.3	45	1,561.3	0
114	King George Co.	51	737.6*	26	NA	25	737.6	23	695.6	2
115	Spotsylvania Co.	105	4,760.7	0	0	105	4,760.7	105	4,760.7	0
116	Stafford Co.	145	6,973.5	0	0	145	6,973.5	145	6,973.5	0
117	Fredericksburg	1	30.0	0	0	1	30.0	1	30.0	0
118	Planning District 17	104	3,897.2	20	53.1	84	3,844.1	84	3,844.1	0
119	Lancaster Co.	32	1,551.1	3	10.1	29	1,541.0	29	1,541.0	0
120	Northumberland Co.	34	950.2	11	31.5	23	918.7	23	918.7	0
121	Richmond Co.	21	758.4	6	11.5	15	746.9	15	746.9	0
122	Westmoreland Co.	17	637.5	0	0	17	637.5	17	637.5	0
123	Planning District 18†	263	6,994.5*	95	767.9*	168	6,226.6	160	6,030.0	8
124	Essex Co.	28	729.8	8	64.5	20	665.3	15	560.3	0
125	Gloucester Co.†	115	3,050.2	46	475.7	69	2,574.5	61	2,433.5	8
126	King & Queen Co.	17	277.7	13	110.2	4	167.5	4	167.5	0
127	King William Co.†	51	1,671.0	3	10.5	48	1,660.5	53	1,709.9	0
128	Mathews Co.	25	544.8	14	107.0	11	437.8	11	437.8	0
129	Middlesex Co.	27	721.0*	11	NA	16	721.0	16	721.0	0
130	Planning District 19†	209	4,959.7*	38	.4*	171	4,959.3*	171	4,959.3*	0
131	Dinwiddie Co.	46	1,022.1	15	0	31	1,022.1	31	1,022.1	0
132	Greensville Co.	30	NA	22	NA	8	NA	8	NA	0
133	Prince George Co.	59	2,052.2	0	0	59	2,052.2	59	2,052.2	0
134	Surry Co.	NA (Reports annually)								
135	Sussex Co.	NA (Reports annually)								
136	Colonial Heights	22	825.0	0	0	22	825.0	22	825.0	0
137	Emporia †	5	105.1	1	.4	4	104.7	4	104.7	0
138	Hopewell	22	422.9	0	0	22	422.9	22	422.9	0
139	Petersburg	25	532.4	0	0	25	532.4	25	532.4	0
140	Planning District 20†	1,947	70,742.3*	92	166.5*	1,855	70,575.8	1,129	52,003.5	142
141	Isle of Wight Co.	100	1,260.6*	74	NA	26	1,260.6	26	1,260.6	0
142	Southampton Co.	34	895.3	16	142.3	18	753.0	18	753.0	0
143	Chesapeake	266	9,853.8	2	24.2	264	9,829.6	250	9,598.1	14
144	Franklin †	8	348.4	0	0	8	348.4	8	348.4	0
145	Norfolk	207	5,173.6	0	0	207	5,173.6	41	1,520.6	46
146	Portsmouth	240	5,920.4	0	0	240	5,920.4	100	3,279.6	6
147	Suffolk	72	2,944.5	0	0	72	2,944.5	72	2,944.5	0
148	Virginia Beach	1,020	44,345.7	0	0	1,020	44,345.7	614	32,298.7	76
149	Planning District 21†	829	27,362.5*	23	0*	806	27,362.5	446	20,517.5	2
150	James City Co.	101	6,254.0	0	0	101	6,254.0	101	6,254.0	0
151	York Co.†	74	3,509.5	0	0	74	3,509.5	74	3,509.5	0
152	Hampton	473	11,861.8	0	0	473	11,861.8	115	5,116.8	0
153	Newport News	149	4,246.7*	22	NA	127	4,246.7	125	4,146.7	2
154	Poquoson	30	1,433.6	0	0	30	1,433.6	30	1,433.6	0
155	Williamsburg	2	56.9*	1	NA	1	56.9	1	56.9	0
156	Planning District 22	127	2,603.5	62	376.8	65	2,226.7	59	2,166.7	2
157	Accomack Co.	97	1,780.1	49	291.2	48	1,488.9	42	1,428.9	2
158	Northampton Co.	30	823.4	13	85.6	17	737.8	17	737.8	0
159	STATE TOTAL†	15,386	478,121.0*	2,209	9,698.2*	13,177	468,422.8*	9,934	387,003.6	254

† Indicates that some or all data were imputed by the Census Bureau from records of previous years

NA Data not available

* Total reflects missing data as indicated in the table by 'NA'

Units	3-4 Units		5+ Units		Number of Demolitions: Private Units	Number of Demolitions: Public Units	Total Demolitions: Number Authorized	Total Housing Units Less Number of Demolitions	Line
$000	Number	$000	Number	$000					
42.0	0	0	0	0	0	0	0	377	112
0	0	0	0	0	0	0	0	75	113
42.0	0	0	0	0	0	0	0	51	114
0	0	0	0	0	0	0	0	105	115
0	0	0	0	0	0	0	0	145	116
0	0	0	0	0	0	0	0	1	117
0	0	0	0	0	0	0	0	104	118
0	0	0	0	0	0	0	0	32	119
0	0	0	0	0	0	0	0	34	120
0	0	0	0	0	0	0	0	21	121
0	0	0	0	0	0	0	0	17	122
141.0	0	0	5	105.0	11	0	11	252	123
0	0	0	5	105.0	10	0	10	18	124
141.0	0	0	0	0	0	0	0	115	125
0	0	0	0	0	0	0	0	17	126
0	0	0	0	0	0	0	0	51	127
0	0	0	0	0	1	0	1	24	128
0	0	0	0	0	0	0	0	27	129
0	0	0	0	0	33	0	33	176	130
0	0	0	0	0	1	0	1	45	131
0	0	0	0	0	0	0	0	30	132
0	0	0	0	0	3	0	3	56	133
									134
									135
0	0	0	0	0	0	0	0	22	136
0	0	0	0	0	3	0	3	2	137
0	0	0	0	0	10	0	10	12	138
0	0	0	0	0	16	0	16	9	139
3,649.8	53	1,892.0	531	13,030.5	138	0	138	1,809	140
0	0	0	0	0	0	0	0	100	141
0	0	0	0	0	0	0	0	34	142
231.5	0	0	0	0	16	0	16	250	143
0	0	0	0	0	2	0	2	6	144
717.0	12	140.0	108	2,796.0	54	0	54	153	145
185.3	0	0	134	2,455.5	50	0	50	190	146
0	0	0	0	0	9	0	9	63	147
2,516.0	41	1,752.0	289	7,779.0	7	0	7	1,013	148
100.0	0	0	358	6,745.0	39	10	49	781	149
0	0	0	0	0	1	0	1	100	150
0	0	0	0	0	0	0	0	74	151
0	0	0	358	6,745.0	14	10	24	449	152
100.0	0	0	0	0	20	0	20	129	153
0	0	0	0	0	1	0	1	29	154
0	0	0	0	0	3	0	3	- 1	155
40.0	4	20.0	0	0	0	0	0	127	156
40.0	4	20.0	0	0	0	0	0	97	157
0	0	0	0	0	0	0	0	30	158
5,814.9	136	3,452.2	2,858	72,201.2	440	44	484	14,902	159

Table 2.
Planning District Membership of Each Virginia County and City

Locality	Planning District
Counties	
Accomack	22
Albemarle	10
Alleghany	5
Amelia	14
Amherst	11
Appomattox	11
Arlington	8
Augusta	6
Bath	6
Bedford	11
Bland	3
Botetourt	5
Brunswick	13
Buchanan	2
Buckingham	14
Campbell	11
Caroline	16
Carroll	3
Charles City	15
Charlotte	14
Chesterfield	15
Clarke	7
Craig	5
Culpeper	9
Cumberland	14
Dickenson	2
Dinwiddie	19
Essex	18
Fairfax	8
Fauquier	9
Floyd	4
Fluvanna	10
Franklin	12
Frederick	7
Giles	4
Gloucester	18
Goochland	15
Grayson	3
Greene	10
Greensville	19
Halifax	13
Hanover	15
Henrico	15
Henry	12
Highland	6
Isle of Wight	20
James City	21
King George	16
King & Queen	18
King William	18
Lancaster	17
Lee	1
Loudoun	8
Louisa	10
Lunenburg	14
Madison	9
Mathews	18
Mecklenburg	13
Middlesex	18
Montgomery	4
Nelson	10
New Kent	15
Northampton	22
Northumberland	17
Nottoway	14
Orange	9
Page	7
Patrick	12
Pittsylvania	12
Powhatan	15
Prince Edward	14
Prince George	19
Prince William	8
Pulaski	4
Rappahannock	9
Richmond	17
Roanoke	5
Rockbridge	6
Rockingham	6
Russell	2
Scott	1
Shenandoah	7
Smyth	3
Southampton	20
Spotsylvania	16
Stafford	16
Surry	19
Sussex	19
Tazewell	2
Warren	7
Washington	3
Westmoreland	17
Wise	1
Wythe	3
York	21
Cities	
Alexandria	8
Bedford	11
Bristol	3
Buena Vista	6
Charlottesville	10
Chesapeake	20
Clifton Forge	5
Colonial Heights	19
Covington	5
Danville	12
Emporia	19
Fairfax	8
Falls Church	8
Franklin	20
Fredericksburg	16
Galax	3
Hampton	21
Harrisonburg	6
Hopewell	19
Lexington	6
Lynchburg	11
Manassas	8
Manassas Park	8
Martinsville	12
Newport News	21
Norfolk	20
Norton	1
Petersburg	19
Poquoson	21
Portsmouth	20
Radford	4
Richmond	15
Roanoke	5
Salem	5
South Boston	13
Staunton	6
Suffolk	20
Virginia Beach	20
Waynesboro	6
Williamsburg	21
Winchester	7

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University of Virginia
The Colgate Darden Graduate School of Business Administration

Housing Units Authorized in Virginia's Planning Districts, Counties, and Cities: 4th Quarter and Entire Year, 1979

Michael A. Spar & Julia H. Martin

Introduction

Building activity is one of the most frequently used indicators of economic and demographic change. At present, the number of housing units authorized by local building permits is the best measure of housing starts available. The information contained in this report is supplied by local building officials to the Construction Division of the U. S. Bureau of the Census. The Bureau, in turn, forwards the data to the Tayloe Murphy Institute where they are tabulated and compiled.

In this release the number of building permits issued for housing units in Virginia planning districts, counties and independent cities is detailed for October-December, 1979 in Table 1. Table 2 contains data covering the entire year, and Table 3 contains an index of the membership of the twenty-two planning districts. The data in this series include the number of privately owned housing units permitted by Virginia localities. When available, the cost of these units, the number and cost of mobile home units and the number of demolitions authorized are also reported.

Some data on the number and cost of housing units authorized are imputed by the Census Bureau from their records of building activity in previous years. Also, some jurisdictions make annual, rather than monthly reports. Data for these localities are reported in Table 2. In Tables 1 and 2 all imputed data as well as those not available are identified by footnotes.

This report analyzes and integrates current housing authorization reports, including data presented in previous editions covering the period from 1970 to the present. It is hoped that the analysis presented here will be useful to the reader both to give some idea of the trends in building activity since 1970, and to acquaint the user with the nature of the data and of its possible interpretations.

It should be kept in mind that the data in this report are for authorized housing units and that costs are per unit. The reader should also bear in mind that the cost figures reported here are estimated construction costs submitted by the builders. They are not reported cost-at-completion of the units, nor do they include land cost or profit margin for the builder. In addition, it is estimated by the Bureau of the Census that, nationwide, underestimation of costs runs from about 17.5% for single units, to about 30% for 2 and 3-4 unit structures, to more than 50% for 5+ unit structures. Average cost per unit data, therefore, cannot be taken as an estimate of the price of housing to the consumer. Despite these limitations, construction costs constitute a large proportion of the total market costs of housing, and thus the reported figures provide an important means of comparison between localities and for one area - such as the state - over time.

The reporting of the number of units authorized for construction is more reliable than the data for costs. The Census Bureau considers their estimates of housing authorizations in Virginia to be accurate to within plus or minus one percent.

The authors would like to thank Mrs. Barbara Crowder for typing the tables and Mr. Barry Jackson for the layout and graphic design of the report.

Major Findings

- The population of Virginia increased by 11.7 percent between 1970 and 1979.
- Between April 1, 1970 and December 31, 1979, 560,103 housing units were added to the Commonwealth's housing stock of 1,492,954 units, a 37.5% increase.
- Since 1970 the cost of building a single unit has risen approximately 146 percent, while the cost for all units rose 137.5%.
- As shown in Chart A, below, the value of housing constructed in the Commonwealth was about 1.6 billion dollars in 1979, slightly down from the record 1.7 billion authorized in 1978.

Statewide Housing Trends

During 1979 a total of 52,715 housing units were authorized for construction in Virginia. This represents a decline of 14 percent from the 1978 total of 61,160 units. There was a decline of similar magnitude in the number of single family units authorized, from 40,477 in 1978 to 34,616 in 1979. Despite these declines 1979 witnessed a continuation of the trend towards higher construction costs. The average construction cost for a single family unit was $39,511 in 1979, a 9.7% increase over 1978, and a 146 percent increase since 1970. The average 1979 price for all units, $30,679, was up 10.2% from 1978, and up 137.5% since 1970.

During 1979 the first and last quarters had the least building activity. In the first quarter 9,281 units were authorized, and 10,823 in the fourth quarter. During the second quarter there were 16,168 permits issued, and a further 15,386 issued in the third quarter.

Permits for single family units reached a high of 11,176 in the second quarter of 1979, and from that point dropped to 9,934 in the third quarter, and then to 6,123 in the fourth. The fourth quarter total is the smallest since we began tabulating quarterly data at the beginning of 1977. Finally, during 1979 construction costs of single family dwellings increased by 5.2% from the first to second quarters, declined by 2.3% from the second to third quarters, and then increased substantially, 7.5%, from the third to fourth quarters.

Chart A.
Aggregate Value of Construction in Current and Constant (1972) Dollars, Virginia, 1970-79.

Year	Value of Construction in Current Dollars (in millions $)	Census Bureau[1] Construction Cost Index	Value of Construction[2] in Constant Dollars (in millions $)
1970	$ 544.7	89.1	$ 611.3
1971	$1,023.0	94.0	$1,088.3
1972	$1,237.2	100.0	$1,237.2
1973	$1,332.9	109.5	$1,217.3
1974	$ 879.7	120.8	$ 728.2
1975	$ 838.9	131.6	$ 637.5
1976	$1,003.8	141.1	$ 711.4
1977	$1,564.5	158.1	$ 989.6
1978	$1,703.2	180.2	$ 936.8
1979	$1,617.3	203.3	$ 795.4

[1] U. S. Department of Commerce, Construction Review, Table E1. Volume 26, #2 (1980) USGPO.

[2] Cost in constant dollars equals value in current dollars x 100/index value.

Figure 1.
Annual Increase in Population, Households, and Total and Single Authorized Units in Virginia, 1970-79.

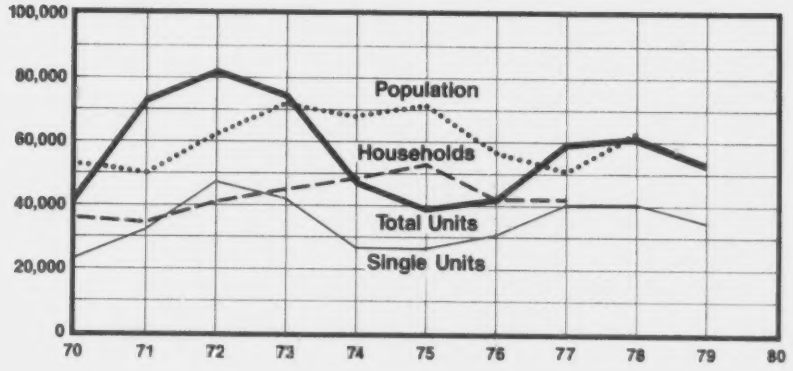

Figure 2.
Annual Average Costs for Total and Single Authorized Units in Virginia, 1970-79.

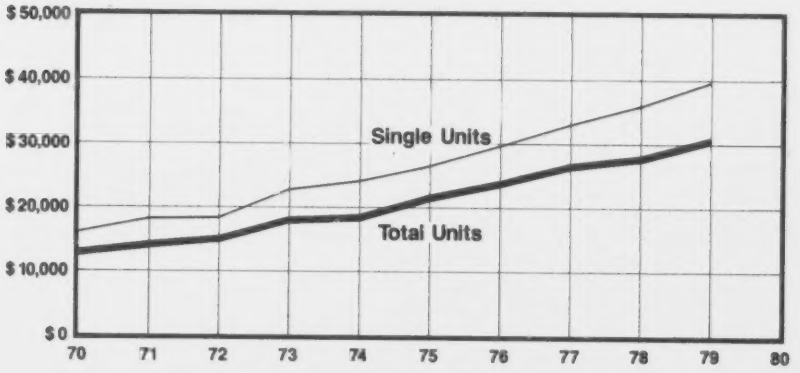

Figure 3.
Quarterly Increase in Total and Single Authorized Units in Virginia, 1st Quarter, 1977, through 4th Quarter, 1979.

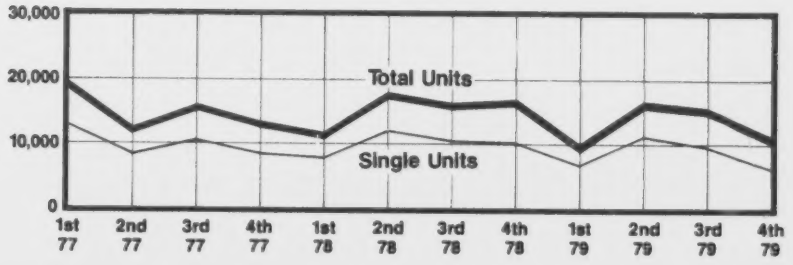

Figure 4.
Quarterly Average Costs for Total and Single Authorized Units in Virginia, 1st Quarter, 1977 through 4th Quarter, 1979.

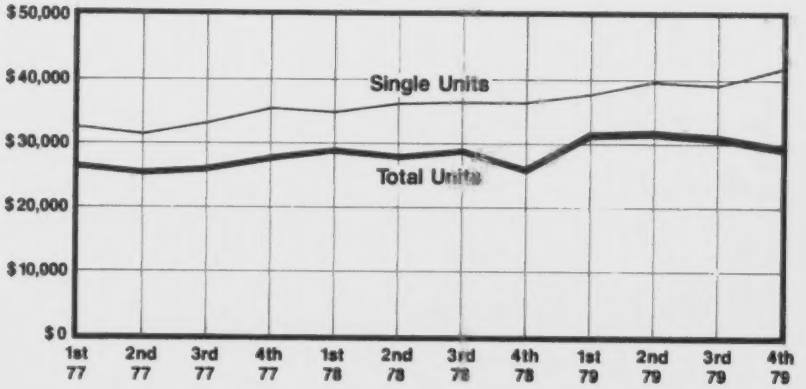

Table 1.
Housing Units Authorized by Planning District, County, and City: 4th Quarter, 1979

Line	Jurisdiction	Total Housing Units Authorized		Total Mobile Units		Total Private Units		Single Units		Duplex
		Number	$000	Number	$000	Number	$000	Number	$000	Number
1	Planning District 1	511	5,310.8*	442	4,232.0*	69	2,238.7	47	1,911.7	10
2	Lee Co.	164	1,828.3	156	1,678.0	8	150.3	6	110.3	2
3	Scott Co.	237	2,640.8	202	2,554.0	35	1,246.7	15	959.7	8
4	Wise Co.	104	720.0*	82	NA	22	720.0	22	720.0	0
5	Norton	6	121.7*	2	NA	4	121.7	4	121.7	0
6	Planning District 2	391	4,802.6*	297	2,215.5*	94	2,587.1	92	2,546.8	2
7	Buchanan Co.	82	741.2*	61	NA	21	741.2	21	741.2	0
8	Dickenson Co.	77	981.6	58	439.3	19	542.3	19	542.3	0
9	Russell Co.	101	1,310.8	73	811.6	28	499.2	28	499.2	0
10	Tazewell Co.	131	1,769.0	105	964.6	26	804.4	24	764.1	2
11	Planning District 3 †	426	8,124.1*	180	791.3*	246	7,332.8	179	5,877.4	8
12	Bland Co.	NA (Reports annually)								
13	Carroll Co.	155	2,494.3	67	386.8	88	2,107.5	32	1,007.6	0
14	Grayson Co.	39	625.3	25	126.9	14	498.4	14	498.4	0
15	Smyth Co.	70	482.0*	52	NA	18	482.0	18	482.0	0
16	Washington Co. †	94	3,149.2	0	0	94	3,149.2	83	2,793.7	8
17	Wythe Co.	60	1,131.3	36	277.6	24	853.7	24	853.7	0
18	Bristol	8	242.0	0	0	8	242.0	8	242.0	0
19	Galax	NA (Reports annually)								
20	Planning District 4	155	3,517.0	63	42.3	92	3,474.8	77	3,171.5	4
21	Floyd Co.	15	490.5	0	0	15	490.5	15	490.5	0
22	Giles Co.	NA (Reports annually)								
23	Montgomery Co.	64	1,814.3	18	1.1	46	1,813.3	37	1,610.0	4
24	Pulaski Co.	67	969.7	45	41.2	22	928.5	22	928.5	0
25	Radford	9	242.5	0	0	9	242.5	3	142.5	0
26	Planning District 5	362	8,705.1*	70	192.8*	292	8,512.3	171	6,604.3	8
27	Alleghany Co.	38	451.1	32	192.8	6	258.3	6	258.3	0
28	Botetourt Co.	53	826.6*	31	NA	22	826.6	22	826.6	0
29	Craig Co.	NA (Does not report)								
30	Roanoke Co.	105	3,741.4*	7	NA	98	3,741.4	96	3,716.4	2
31	Clifton Forge	NA (Reports annually)								
32	Covington	NA (Reports annually)								
33	Roanoke	144	2,591.1	0	0	144	2,591.1	25	708.1	6
34	Salem	22	1,094.9	0	0	22	1,094.9	22	1,094.9	0
35	Planning District 6	405	10,042.3*	85	1,368.7*	320	8,673.6	146	6,122.6	4
36	Augusta Co.	63	1,927.9*	21	NA	42	1,927.9	42	1,927.9	0
37	Bath Co.	NA (Reports annually)								
38	Highland Co.	8	91.9	6	39.9	2	52.0	2	52.0	0
39	Rockbridge Co.	16	790.0	0	0	16	790.0	16	790.0	0
40	Rockingham Co.	267	6,031.3	57	1,324.8	210	4,706.5	58	2,346.5	2
41	Buena Vista	NA (Reports annually)								
42	Harrisonburg	42	940.0	0	0	42	940.0	20	749.0	2
43	Lexington	NA (Reports annually)								
44	Staunton	5	193.5	0	0	5	193.5	5	193.5	0
45	Waynesboro	4	67.7	1	4.0	3	63.7	3	63.7	0
46	Planning District 7	249	7,652.0	53	419.4	196	7,232.6	173	6,858.6	2
47	Clarke Co.	10	561.0	0	0	10	561.0	10	561.0	0
48	Frederick Co.	94	2,546.4	27	245.4	67	2,301.0	58	2,193.0	0
49	Page Co.	28	591.7	10	75.7	18	516.0	18	516.0	0
50	Shenandoah Co.	64	1,711.0	13	70.4	51	1,640.6	39	1,390.6	0
51	Warren Co.	31	1,677.9	3	27.9	28	1,650.0	28	1,650.0	0
52	Winchester	22	564.0	0	0	22	564.0	20	548.0	2
53	Planning District 8	1,743	85,616.5	0	0	1,743	85,616.5	1,729	85,025.1	6
54	Arlington Co.	146	9,584.4	0	0	146	9,584.4	138	9,233.0	0
55	Fairfax Co.	1,040	53,723.8	0	0	1,040	53,723.8	1,040	53,723.8	0
56	Loudoun Co.	65	2,529.6	0	0	65	2,529.6	65	2,529.6	0

Units	3-4 Units		5+ Units		Number of Demolitions Private Units	Number of Demolitions Public Units	Total Demolitions: Number Authorized	Total Housing Units Less Number of Demolitions	Line
$000	Number	$000	Number	$000					
142.0	4	60.0	8	125.0	0	0	0	511	1
40.0	0	0	0	0	0	0	0	164	2
102.0	4	60.0	8	125.0	0	0	0	237	3
0	0	0	0	0	0	0	0	104	4
0	0	0	0	0	0	0	0	6	5
40.4	0	0	0	0	0	0	0	391	6
0	0	0	0	0	0	0	0	82	7
0	0	0	0	0	0	0	0	77	8
0	0	0	0	0	0	0	0	101	9
40.4	0	0	0	0	0	0	0	131	10
303.8	59	1,151.7	0	0	3	0	3	423	11
0	56	1,100.0	0	0	0	0	0	155	13
0	0	0	0	0	0	0	0	39	14
0	0	0	0	0	3	0	3	67	15
303.8	3	51.7	0	0	0	0	0	94	16
0	0	0	0	0	0	0	0	60	17
0	0	0	0	0	0	0	0	8	18
70.0	0	0	11	233.4	3	0	3	152	20
0	0	0	0	0	0	0	0	15	21
70.0	0	0	5	133.4	0	0	0	64	23
0	0	0	0	0	0	0	0	67	24
0	0	0	6	100.0	3	0	3	6	25
108.0	0	0	113	1,800.0	31	0	31	331	26
0	0	0	0	0	3	0	3	35	27
0	0	0	0	0	2	0	2	51	28
25.0	0	0	0	0	3	0	3	102	30
83.0	0	0	113	1,800.0	23	0	23	121	33
0	0	0	0	0	0	0	0	22	34
106.0	4	40.0	166	2,405.0	9	0	9	396	35
0	0	0	0	0	2	0	2	61	36
0	0	0	0	0	0	0	0	8	38
0	0	0	0	0	1	0	1	15	39
80.0	0	0	150	2,280.0	0	0	0	267	40
26.0	4	40.0	16	125.0	5	0	5	37	42
0	0	0	0	0	1	0	1	4	44
0	0	0	0	0	0	0	0	4	45
16.0	0	0	21	358.0	6	0	6	243	46
0	0	0	0	0	2	0	2	8	47
0	0	0	9	108.0	2	0	2	92	48
0	0	0	0	0	0	0	0	28	49
0	0	0	12	250.0	0	0	0	64	50
0	0	0	0	0	0	0	0	31	51
16.0	0	0	0	0	2	0	2	20	52
240.0	3	113.1	5	238.3	16	4	20	1,723	53
0	3	113.1	5	238.3	13	0	13	133	54
0	0	0	0	0	0	0	0	1,040	55
0	0	0	0	0	0	0	0	65	56

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Table 1. (continued)

Line	Jurisdiction	Total Housing Units Authorized		Total Mobile Units		Total Private Units		Single Units		Duplex
		Number	$000	Number	$000	Number	$000	Number	$000	Number
57	Prince William Co.	381	15,383.8	0	0	381	15,383.8	381	15,383.8	0
58	Alexandria	91	3,299.6	0	0	91	3,299.6	85	3,059.6	6
59	Fairfax	4	175.9	0	0	4	175.9	4	175.9	0
60	Falls Church	2	184.0	0	0	2	184.0	2	184.0	0
61	Manassas	14	735.4	0	0	14	735.4	14	735.4	0
62	Manassas Park	0	0	0	0	0	0	0	0	0
63	Planning District 9	161	6,670.8*	12	6*	149	6,664.8	149	6,664.8	0
64	Culpeper Co.	37	1,652.0	0	0	37	1,652.0	37	1,652.0	0
65	Fauquier Co.	60	2,947.9	0	0	60	2,947.9	60	2,947.9	0
66	Madison Co.	10	279.5	2	6	8	273.5	8	273.5	0
67	Orange Co.	47	1,492.5*	10	NA	37	1,492.5	37	1,492.5	0
68	Rappahannock Co.	7	298.9	0	0	7	298.9	7	298.9	0
69	Planning District 10 †	289	10,204.7*	55	130.2*	234	10,074.5	202	8,770.5	14
70	Albemarle Co.	92	4,240.0	11	75.0	81	4,165.0	73	3,995.0	8
71	Fluvanna Co.	23	840.7*	3	NA	20	840.7	20	840.7	0
72	Greene Co.†	48	1,646.9	0	0	48	1,646.9	48	1,646.9	0
73	Louisa Co.	61	945.3*	30	NA	31	945.3	31	945.3	0
74	Nelson Co.	44	1,846.8	11	55.2	33	1,791.6	15	781.6	0
75	Charlottesville	21	685.0	0	0	21	685.0	15	561.0	6
76	Planning District 11	553	14,062.9*	82	180.1*	471	13,882.8	207	8,933.6	10
77	Amherst Co.	46	1,794.4	12	61.4	34	1,733.0	30	1,633.0	0
78	Appomattox Co.	24	564.2	14	97.2	10	467.0	10	467.0	0
79	Bedford Co.	101	4,041.4	0	0	101	4,041.4	97	3,967.4	4
80	Campbell Co.	115	2,319.9*	51	NA	64	2,319.9	40	1,844.9	0
81	Bedford	5	155.5	0	0	5	155.5	5	155.5	0
82	Lynchburg	262	5,187.5	5	21.5	257	5,166.0	25	865.8	6
83	Planning District 12	557	11,735.4*	173	1,020.0*	384	10,715.3	221	7,836.3	8
84	Franklin Co.	57	2,034.4	0	0	57	2,034.4	53	1,955.4	4
85	Henry Co.	113	2,444.8*	23	NA	90	2,444.8	44	1,844.8	0
86	Patrick Co.	55	834.4	32	213.4	23	621.0	19	573.0	4
87	Pittsylvania Co.	191	3,245.1	117	806.3	74	2,438.7	74	2,438.7	0
88	Danville	27	718.3	1	.3	26	718.0	22	670.0	0
89	Martinsville	114	2,458.4	0	0	114	2,458.4	9	354.4	0
90	Planning District 13 †	211	3,359.4	153	1,319.1	58	2,040.3	58	2,040.3	0
91	Brunswick Co. †	26	411.2	18	170.2	8	241.0	8	241.0	0
92	Halifax Co.	143	2,048.5	117	947.9	26	1,100.6	26	1,100.6	0
93	Mecklenburg Co.	42	899.7	18	201.0	24	698.7	24	698.7	0
94	South Boston	NA (Reports annually)								
95	Planning District 14	76	2,187.1	19	161.3	57	2,025.8	57	2,025.8	0
96	Amelia Co.	24	762.7	7	56.8	17	705.9	17	705.9	0
97	Buckingham Co.	NA (Reports annually)								
98	Charlotte Co.	13	349.0	0	0	13	349.0	13	349.0	0
99	Cumberland Co.	7	250.0	0	0	7	250.0	7	250.0	0
100	Lunenburg Co.	9	279.9	0	0	9	279.9	9	279.9	0
101	Nottoway Co.	NA (Reports annually)								
102	Prince Edward Co.	23	545.5	12	104.5	11	441.0	11	441.0	0
103	Planning District 15 †	1,373	36,035.4*	85	10.7*	1,288	36,024.7	1,080	32,980.1	26
104	Charles City Co. †	9	331.9	0	0	9	331.9	9	331.9	0
105	Chesterfield Co.	706	19,623.8*	52	NA	654	19,623.8	636	19,107.0	0
106	Goochland Co.	30	886.8*	11	NA	19	886.8	19	886.8	0
107	Hanover Co. †	79	2,616.3*	13	NA	66	2,616.3	66	2,616.3	0
108	Henrico Co.	458	9,166.6	4	7.7	454	9,158.9	264	6,631.1	26
109	New Kent Co.	18	508.0*	4	NA	14	508.0	14	508.0	0
110	Powhatan Co.	33	1,532.0	1	3.0	32	1,529.0	32	1,529.0	0
111	Richmond	40	1,370.0	0	0	40	1,370.0	40	1,370.0	0

Units	3-4 Units		5+ Units		Number of Demolitions Private Units	Number of Demolitions Public Units	Total Demolitions: Number Authorized	Total Housing Units Less Number of Demolitions	Line
$000	Number	$000	Number	$000					
0	0	0	0	0	0	0	0	381	57
240.0	0	0	0	0	2	4	6	85	58
0	0	0	0	0	0	0	0	4	59
0	0	0	0	0	1	0	1	1	60
0	0	0	0	0	0	0	0	14	61
0	0	0	0	0	0	0	0	0	62
0	0	0	0	0	0	0	0	161	63
0	0	0	0	0	0	0	0	37	64
0	0	0	0	0	0	0	0	60	65
0	0	0	0	0	0	0	0	10	66
0	0	0	0	0	0	0	0	47	67
0	0	0	0	0	0	0	0	7	68
294.0	0	0	18	1,010.0	0	0	0	289	69
170.0	0	0	0	0	0	0	0	92	70
0	0	0	0	0	0	0	0	23	71
0	0	0	0	0	0	0	0	48	72
0	0	0	0	0	0	0	0	61	73
0	0	0	18	1,010.0	0	0	0	44	74
124.0	0	0	0	0	0	0	0	21	75
207.5	28	575.0	226	4,166.6	4	0	4	549	76
0	4	100.0	0	0	0	0	0	46	77
0	0	0	0	0	0	0	0	24	78
74.0	0	0	0	0	0	0	0	101	79
0	24	475.0	0	0	0	0	0	115	80
0	0	0	0	0	0	0	0	5	81
133.5	0	0	226	4,166.6	4	0	4	258	82
127.0	8	131.3	147	2,620.7	9	0	9	548	83
79.0	0	0	0	0	2	0	2	55	84
0	0	0	46	600.0	0	0	0	113	85
48.0	0	0	0	0	0	0	0	55	86
0	0	0	0	0	0	0	0	191	87
0	4	48.0	0	0	5	0	5	22	88
0	4	83.3	101	2,020.7	2	0	2	112	89
0	0	0	0	0	0	0	0	211	90
0	0	0	0	0	0	0	0	26	91
0	0	0	0	0	0	0	0	143	92
0	0	0	0	0	0	0	0	42	93
									94
0	0	0	0	0	0	0	0	76	95
0	0	0	0	0	0	0	0	24	96
									97
0	0	0	0	0	0	0	0	13	98
0	0	0	0	0	0	0	0	7	99
0	0	0	0	0	0	0	0	9	100
									101
0	0	0	0	0	0	0	0	23	102
838.0	0	0	182	2,206.6	23	57	80	1,293	103
0	0	0	0	0	0	0	0	9	104
0	0	0	18	516.8	0	0	0	706	105
0	0	0	0	0	0	0	0	30	106
0	0	0	0	0	0	0	0	79	107
838.0	0	0	164	1,689.8	4	0	4	454	108
0	0	0	0	0	0	0	0	18	109
0	0	0	0	0	0	0	0	33	110
0	0	0	0	0	19	57	76	-36	111

Table 1. (continued)

Line	Jurisdiction	Total Housing Units Authorized		Total Mobile Units		Total Private Units		Single Units		Duplex
		Number	$000	Number	$000	Number	$000	Number	$000	Number
112	Planning District 16 †	259	9,677.0*	40	0*	219	9,677.0	214	9,578.2	0
113	Caroline Co.	43	847.8*	22	NA	21	847.8	21	847.8	0
114	King George Co.	30	391.4*	18	NA	12	391.4	12	391.4	0
115	Spotsylvania Co.	80	3,776.2	0	0	80	3,776.2	80	3,776.2	0
116	Stafford Co.	100	4,533.9	0	0	100	4,533.9	100	4,533.9	0
117	Fredericksburg †	6	127.7	0	0	6	127.7	1	28.9	0
118	Planning District 17	79	3,003.5	23	144.9	56	2,858.6	56	2,858.6	0
119	Lancaster Co.	28	1,385.2	6	22.7	22	1,362.5	22	1,362.5	0
120	Northumberland Co.	34	987.2	14	113.7	20	873.5	20	873.5	0
121	Richmond Co.	8	228.1	3	8.5	5	219.6	5	219.6	0
122	Westmoreland Co.	9	403.0	0	0	9	403.0	9	403.0	0
123	Planning District 18 †	167	3,921.6*	76	533.7*	91	3,387.9	79	3,174.9	6
124	Essex Co.	22	541.6	9	40.0	13	501.6	11	461.6	2
125	Gloucester Co.	81	1,894.0	33	326.5	48	1,567.5	38	1,394.5	4
126	King and Queen Co. †	8	182.2	3	12.8	5	169.4	5	169.4	0
127	King William Co.	23	615.5	11	80.7	12	534.8	12	534.8	0
128	Mathews Co.	18	331.3	12	73.7	6	257.6	6	257.6	0
129	Middlesex Co.	15	357.0*	8	NA	7	357.0	7	357.0	0
130	Planning District 19	147	3,607.4*	50	57.0*	97	3,550.4	95	3,514.5	2
131	Dinwiddie Co.	27	577.3*	9	NA	18	577.3	18	577.3	0
132	Greensville Co.	38	NA	34	NA	4	NA	4	NA	0
133	Prince George Co.	40	1,611.0	0	0	40	1,611.0	40	1,611.0	0
134	Surry Co.	NA (Reports annually)								
135	Sussex Co.	NA (Reports annually)								
136	Colonial Heights	14	581.2	0	0	14	581.2	12	545.3	2
137	Emporia	8	256.6	3	18.9	5	237.7	5	237.7	0
138	Hopewell	9	372.5	0	0	9	372.5	9	372.5	0
139	Petersburg	11	208.8	4	38.1	7	170.7	7	170.7	0
140	Planning District 20†	1,919	58,265.2*	42	210.3*	1,807	58,054.9	755	35,591.6	68
141	Isle of Wight Co.†	48	1,182.3*	22	NA	26	1,182.3	26	1,182.3	0
142	Southampton Co.	41	1,139.4	20	210.3	21	929.1	19	859.5	2
143	Chesapeake	216	6,409.1	0	0	146	6,409.1	152	5,424.0	0
144	Franklin	13	179.7	0	0	13	179.7	13	179.7	0
145	Norfolk	268	5,652.0	0	0	268	5,652.0	42	1,849.0	24
146	Portsmouth	53	1,694.1	0	0	53	1,694.1	40	1,384.1	0
147	Suffolk	34	1,580.1	0	0	34	1,580.1	34	1,580.1	0
148	Virginia Beach	1,246	40,428.5	0	0	1,246	40,428.5	429	23,132.9	42
149	Planning District 21†	718	19,965.3*	30	0*	688	19,965.3	300	12,998.5	2
150	James City Co.	120	4,433.4	0	0	120	4,433.4	72	3,785.4	0
151	York Co.†	57	2,816.4	0	0	57	2,816.4	57	2,816.4	0
152	Hampton	73	2,040.1*	9	NA	64	2,040.1	52	1,915.1	0
153	Newport News	439	9,494.2*	21	NA	418	9,494.2	90	3,300.4	2
154	Poquoson	24	907.0	0	0	24	907.0	24	907.0	0
155	Williamsburg	5	274.2	0	0	5	274.2	5	274.2	0
156	Planning District 22	72	1,566.9	36	266.9	36	1,300.0	36	1,300.0	0
157	Accomack Co.	46	1,038.1	23	180.6	23	857.5	23	857.5	0
158	Northampton Co.	26	528.8	13	86.3	13	442.5	13	442.5	0
159	STATE TOTAL†	10,823	318,033.1*	2,066	13,302.2*	8,687	305,890.7	6,123	256,385.7	180

† Indicates that some or all data were imputed by the Census Bureau from records of previous years
NA Data not available
* Total does not include missing data

Units	3-4 Units		5+ Units		Number of Demolitions Private Units	Number of Demolitions Public Units	Total Demolitions: Number Authorized	Total Housing Units Less Number of Demolitions	Line
$000	Number	$000	Number	$000					
0	0	0	5	98.8	1	0	1	258	112
0	0	0	0	0	1	0	1	42	113
0	0	0	0	0	0	0	0	30	114
0	0	0	0	0	0	0	0	80	115
0	0	0	0	0	0	0	0	100	116
0	0	0	5	98.8	0	0	0	6	117
0	0	0	0	0	0	0	0	79	118
0	0	0	0	0	0	0	0	28	119
0	0	0	0	0	0	0	0	34	120
0	0	0	0	0	0	0	0	8	121
0	0	0	0	0	0	0	0	9	122
120.0	1	27.9	5	65.0	0	0	0	167	123
40.0	0	0	0	0	0	0	0	22	124
80.0	1	27.9	5	65.0	0	0	0	81	125
0	0	0	0	0	0	0	0	8	126
0	0	0	0	0	0	0	0	23	127
0	0	0	0	0	0	0	0	18	128
0	0	0	0	0	0	0	0	15	129
35.9	0	0	0	0	56	0	56	114	130
0	0	0	0	0	0	0	0	27	131
0	0	0	0	0	1	0	1	37	132
0	0	0	0	0	2	0	2	38	133
									134
35.9	0	0	0	0	0	0	0	14	135
0	0	0	0	0	0	0	0	8	136
0	0	0	0	0	19	0	19	-10	137
0	0	0	0	0	34	0	34	- 1	138
1,986.6	4	60.0	1,050	20,416.7	280	0	280	1,639	139
0	0	0	0	0	0	0	0	48	140
69.6	0	0	0	0	0	0	0	41	141
0	0	0	64	985.0	36	0	36	180	142
0	0	0	0	0	2	0	2	11	143
343.0	4	60.0	198	3,400.0	158	0	158	110	144
0	0	0	13	310.1	73	0	73	-20	145
0	0	0	0	0	3	0	3	31	146
1,574.0	0	0	775	15,721.6	8	0	8	1,238	147
59.0	0	0	386	6,907.8	66	14	80	638	148
0	0	0	48	648.0	3	0	3	117	149
0	0	0	0	0	0	0	0	57	150
0	0	0	12	125.0	2	13	15	58	151
59.0	0	0	326	6,134.8	59	0	59	380	152
0	0	0	0	0	1	0	1	23	153
0	0	0	0	0	1	1	2	3	154
									155
0	0	0	0	0	0	0	0	72	156
0	0	0	0	0	0	0	0	46	157
0	0	0	0	0	0	0	0	26	158
4,694.2	111	2,159.0	2,343	42,651.9	507	75	582	10,264	159

Table 2.
Housing Units Authorized by Planning District, County, and City: Entire Year, 1979

Line	Jurisdiction	Total Housing Units Authorized		Total Mobile Units		Total Private Units		Single Units		Duplex
		Number	$000	Number	$000	Number	$000	Number	$000	Number
1	Planning District 1	1,179	17,525.0*	810	5,203.0*	369	12,322.0	347	11,995.0	10
2	Lee Co.	377	6,472.1	257	2,649.0	120	3,823.1	118	3,783.1	2
3	Scott Co.	308	5,895.8	202	2,554.0	106	3,341.8	86	3,054.8	8
4	Wise Co.	441	4,520.6*	316	NA	125	4,520.6	125	4,520.6	0
5	Norton	53	636.5*	35	NA	18	636.5	18	636.5	0
6	Planning District 2	1,943	26,759.5*	1,369	9,541.6*	574	17,217.9	538	16,623.1	6
7	Buchanan Co.	462	4,140.9*	343	NA	119	4,140.9	115	4,061.8	0
8	Dickenson Co.	357	5,195.0	248	1,992.7	109	3,202.3	109	3,202.3	0
9	Russell Co.	407	6,847.5	227	2,121.5	180	4,726.0	162	4,486.0	0
10	Tazewell Co.	717	10,576.1	551	5,427.4	166	5,148.7	152	4,873.0	5
11	Planning District 3 †	2,111	39,687.7*	924	3,744.8*	1,187	35,942.9	1,057	33,328.5	30
12	Bland Co.	99	1,685.9*	51	NA	48	1,685.9	48	1,685.9	0
13	Carroll Co.	454	8,333.3	207	1,393.8	247	6,939.5	181	5,709.3	2
14	Grayson Co.	224	3,869.8	128	761.7	96	3,108.1	94	3,066.1	2
15	Smyth Co.	333	3,285.0*	214	NA	119	3,285.0	119	3,285.0	0
16	Washington Co. †	518	13,276.1*	96	NA	422	13,276.1	377	12,139.9	20
17	Wythe Co. †	346	6,359.0	197	1,409.3	149	4,949.7	141	4,853.7	0
18	Bristol	83	1,923.0	0	0	83	1,923.0	77	1,858.0	6
19	Galax	54	955.6	31	180.0	23	775.6	20	730.6	0
20	Planning District 4	1,370	26,717.7*	307	817.5*	1,063	25,900.3	560	19,661.7	20
21	Floyd Co.	111	3,279.3*	2	NA	109	3,279.3	103	3,164.3	0
22	Giles Co.	142	2,541.0	87	725.8	55	1,815.2	53	1,755.2	2
23	Montgomery Co.	672	12,993.5	49	1.3	623	12,992.3	230	8,591.0	12
24	Pulaski Co.	346	5,728.1	169	90.4	177	5,637.7	159	5,432.7	6
25	Radford	99	2,175.8	0	0	99	2,175.8	15	718.5	0
26	Planning District 5	1,579	43,166.8*	196	490.5*	1,383	42,676.3	918	34,842.1	50
27	Alleghany Co.	144	2,775.3	64	490.5	80	2,284.8	80	2,284.8	0
28	Botetourt Co.	257	5,815.4*	113	NA	144	5,815.4	144	5,815.4	0
29	Craig Co.	NA (Does not report)								
30	Roanoke Co.	675	22,143.0*	11	NA	664	22,143.0	450	18,109.0	2
31	Clifton Forge	57	999.8	0	0	57	999.8	3	101.0	0
32	Covington	20	283.6*	8	NA	12	283.6	10	238.6	2
33	Roanoke	314	5,966.6	0	0	314	5,966.6	121	3,148.1	44
34	Salem	112	5,183.1	0	0	112	5,183.1	110	5,145.2	2
35	Planning District 6	2,108	50,603.9*	545	3,525.5*	1,563	47,078.4	1,020	37,693.8	12
36	Augusta Co.	525	13,710.0*	198	NA	327	13,710.0	327	13,710.0	0
37	Bath Co.	105	1,817.0*	47	NA	58	1,817.0	56	1,776.0	2
38	Highland Co.	92	1,459.1	63	677.2	29	781.9	29	781.9	0
39	Rockbridge Co.	106	3,622.3*	5	NA	101	3,622.3	91	3,122.3	0
40	Rockingham Co.	912	21,731.4	227	2,835.8	685	18,895.6	335	12,381.6	8
41	Buena Vista	7	241.1	0	0	7	241.1	7	241.1	0
42	Harrisonburg	174	4,118.0	0	0	174	4,118.0	109	3,386.0	2
43	Lexington	14	447.5*	3	NA	11	447.5	11	447.5	0
44	Staunton	144	2,765.0	0	0	144	2,765.0	32	1,194.4	0
45	Waynesboro	29	692.5	2	12.5	27	680.0	23	653.0	0
46	Planning District 7	1,281	38,291.4	225	1,666.2	1,056	36,625.2	916	34,455.2	16
47	Clarke Co.	65	3,543.8	1	12.0	64	3,531.8	64	3,531.8	0
48	Frederick Co.	419	12,871.5	103	800.2	316	12,071.3	307	11,963.3	0
49	Page Co.	162	3,297.3	58	451.5	104	2,845.8	104	2,845.8	0
50	Shenandoah Co.	298	8,951.9	46	271.5	252	8,680.4	224	8,095.4	0
51	Warren Co.	196	6,627.5	17	131.0	179	6,496.5	152	6,006.5	0
52	Winchester	141	2,999.4	0	0	141	2,999.4	65	2,012.4	16
53	Planning District 8	12,024	502,330.1*	1	0*	12,023	502,330.1	10,292	452,149.7	6
54	Arlington Co.	611	35,209.1	0	0	611	35,209.1	396	23,813.7	0
55	Fairfax Co.	8,423	342,905.5	0	0	8,423	342,905.5	6,913	304,360.5	0
56	Loudoun Co.	492	20,576.5	0	0	492	20,576.5	492	20,576.5	0

Units	3–4 Units		5+ Units		Number of Demolitions Private Units	Number of Demolitions Public Units	Total Demolitions: Number Authorized	Total Housing Units Less Number of Demolitions	Line
$000	Number	$000	Number	$000					
142.0	4	60.0	8	125.0	2	0	2	1,177	1
40.0	0	0	0	0	0	0	0	377	2
102.0	4	60.0	8	125.0	0	0	0	308	3
0	0	0	0	0	0	0	0	441	4
0	0	0	0	0	2	0	2	51	5
95.8	4	79.1	26	420.0	1	0	1	1,942	6
0	4	79.1	0	0	0	0	0	462	7
0	0	0	0	0	1	0	1	356	8
0	0	0	18	240.0	0	0	0	407	9
95.8	0	0	8	180.0	0	0	0	717	10
795.8	77	1,391.6	23	427.0	20	0	20	2,001	11
0	0	0	0	0	0	0	0	99	12
20.0	64	1,210.2	0	0	0	0	0	454	13
42.0	0	0	0	0	0	0	0	224	14
0	0	0	0	0	6	0	6	327	15
668.8	10	136.4	15	331.0	2	0	2	516	16
0	0	0	8	96.0	2	0	2	344	17
65.0	0	0	0	0	8	0	8	75	18
0	3	45.0	0	0	2	0	2	52	19
339.0	72	1,295.3	411	4,604.4	13	0	13	1,357	20
0	0	0	6	115.0	0	0	0	111	21
60.0	0	0	0	0	0	0	0	142	22
189.0	8	102.0	373	4,110.4	1	0	1	671	23
90.0	4	50.0	8	65.0	0	0	0	346	24
0	60	1,143.3	24	314.0	12	0	12	87	25
762.5	10	151.0	405	6,920.8	174	1	175	1,404	26
0	0	0	0	0	3	0	3	141	27
0	0	0	0	0	4	0	4	253	28
25.0	3	35.0	209	3,974.0	11	0	11	664	29
0	0	0	54	898.8	3	1	4	53	30
45.0	0	0	0	0	9	0	9	11	31
654.5	7	116.0	142	2,048.0	135	0	135	179	32
38.0	0	0	0	0	9	0	9	103	33
281.0	15	160.0	516	8,943.5	41	0	41	2,067	34
0	0	0	0	0	4	0	4	521	35
41.0	0	0	0	0	2	0	2	103	36
0	0	0	0	0	2	0	2	90	37
0	0	0	10	500.0	1	0	1	105	38
214.0	0	0	342	6,300.0	0	0	0	912	39
0	0	0	0	0	0	0	0	7	40
26.0	7	103.0	56	603.0	14	0	14	160	41
0	0	0	0	0	8	0	8	6	42
0	4	30.0	108	1,540.5	7	0	7	137	43
0	4	27.0	0	0	3	0	3	26	44
356.0	7	53.0	117	1,761.0	33	0	33	1,248	45
0	0	0	0	0	3	0	3	62	46
0	0	0	9	108.0	9	0	9	410	47
0	0	0	0	0	2	0	2	160	48
0	0	0	28	585.0	0	0	0	298	49
0	0	0	27	490.0	3	0	3	193	50
356.0	7	53.0	53	578.0	16	0	16	125	51
240.0	28	871.4	1,697	49,069.0	103	8	111	11,913	52
0	28	871.4	187	10,524.0	37	4	41	570	53
0	0	0	1,510	38,545.0	0	0	0	8,423	54
0	0	0	0	0	1	0	1	491	55

Table 2. (continued)

Line	Jurisdiction	Total Housing Units Authorized		Total Mobile Units		Total Private Units		Single Units		Duplex
		Number	$000	Number	$000	Number	$000	Number	$000	Number
57	Prince William Co.	1,816	72,047.3	0	0	1,816	72,047.3	1,916	72,047.3	0
58	Alexandria	337	18,404.6	0	0	337	18,404.6	331	18,164.6	6
59	Fairfax	9	456.2	0	0	9	456.2	9	456.2	0
60	Falls Church	18	1,157.0	0	0	18	1,157.0	18	1,157.0	0
61	Manassas	311	11,425.6*	1	NA	310	11,425.6	310	11,425.6	0
62	Manassas Park	7	148.3	0	0	7	148.3	7	148.3	0
63	Planning District 9	1,059	45,520.9	69	727.4	990	44,793.5	868	42,153.5	0
64	Culpeper Co.	218	9,089.2	0	0	218	9,089.2	156	7,889.2	0
65	Fauquier Co.	446	23,578.0	0	0	446	23,578.0	446	23,578.0	0
66	Madison Co.	80	2,434.2	13	93.9	67	2,340.3	67	2,340.3	0
67	Orange Co.	267	8,512.2	56	633.5	211	7,878.7	151	6,438.7	0
68	Rappahannock Co.	48	1,907.3	0	0	48	1,907.3	48	1,907.3	0
69	Planning District 10†	1,610	57,634.7*	261	1,100.2*	1,349	56,534.5	1,036	44,989.5	86
70	Albemarle Co.	598	26,263.3	45	487.3	553	25,776.0	495	24,855.0	22
71	Fluvanna Co.	109	3,956.3*	11	NA	98	3,956.3	98	3,956.3	0
72	Greene Co. †	155	5,382.8	27	265.2	128	5,117.6	126	5,065.6	2
73	Louisa Co.	272	4,505.9*	122	NA	150	4,505.9	150	4,505.9	0
74	Nelson Co.	240	7,850.9	56	347.7	184	7,503.2	80	3,418.2	0
75	Charlottesville	236	9,675.5	0	0	236	9,675.5	87	3,188.5	62
76	Planning District 11	2,130	56,975.9*	460	1,103.3*	1,670	55,872.6	1,124	45,238.9	28
77	Amherst Co.	287	8,296.2	65	303.6	222	7,992.6	208	7,692.6	0
78	Appomattox Co.	134	2,907.3	81	618.3	53	2,289.0	53	2,289.0	0
79	Bedford Co.	495	20,210.3	0	0	495	20,210.3	489	20,101.3	6
80	Campbell Co.	543	9,839.8*	296	NA	247	9,839.8	211	9,147.6	8
81	Bedford	100	1,779.5	0	0	100	1,779.5	22	736.2	0
82	Lynchburg	571	13,942.8	18	181.4	553	13,761.4	141	5,272.2	14
83	Planning District 12	2,485	53,138.1*	931	4,310.6*	1,554	48,827.5	1,162	42,560.7	10
84	Franklin Co.	383	11,171.6	6	143.0	377	11,028.6	275	9,669.6	6
85	Henry Co.	600	12,189.3*	258	NA	342	12,189.3	266	11,125.3	0
86	Patrick Co.	268	4,382.5	160	976.9	108	3,405.6	94	3,216.6	4
87	Pittsylvania Co.	905	17,271.1	501	3,189.4	404	14,081.7	396	13,963.9	0
88	Danville	114	2,977.5	6	1.3	108	2,976.2	90	2,788.2	0
89	Martinsville	215	5,146.1	0	0	215	5,146.1	41	1,797.1	0
90	Planning District 13†	760	13,642.2	424	2,984.4	336	10,657.8	336	10,657.8	0
91	Brunswick Co.†	155	2,498.5	105	812.3	50	1,686.2	50	1,686.2	0
92	Halifax Co.	304	5,483.3	166	1,267.0	138	4,216.3	138	4,216.3	0
93	Mecklenburg Co.	269	4,353.3	153	905.1	116	3,448.2	116	3,448.2	0
94	South Boston	32	1,307.1	0	0	32	1,307.1	32	1,307.1	0
95	Planning District 14	565	12,903.9*	218	1,495.5*	347	11,408.4	347	11,408.4	0
96	Amelia Co.	87	2,232.8	33	266.9	54	1,965.9	54	1,965.9	0
97	Buckingham Co.	129	2,262.0	80	639.8	49	1,622.2	49	1,622.2	0
98	Charlotte Co.	58	1,572.5	0	0	58	1,572.5	58	1,572.5	0
99	Cumberland Co.	52	1,548.5*	5	NA	47	1,548.5	47	1,548.5	0
100	Lunenburg Co.	45	1,305.2	0	0	45	1,305.2	45	1,305.2	0
101	Nottoway Co.	81	1,696.7*	33	NA	48	1,696.7	48	1,696.7	0
102	Prince Edward Co.	113	2,286.2	67	588.8	46	1,697.4	46	1,697.4	0
103	Planning District 15†	6,556	168,243.5*	405	1,640.8*	6,151	166,602.7	5,674	160,542.6	26
104	Charles City Co.†	42	1,818.1	1	2.3	41	1,815.8	41	1,815.8	0
105	Chesterfield Co.	3,318	85,363.3*	295	NA	3,023	85,363.3	3,005	84,846.5	0
106	Goochland Co.	134	4,064.0*	40	NA	94	4,064.0	94	4,064.0	0
107	Hanover Co. †	446	17,291.0	41	10.6	405	17,280.4	405	17,280.4	0
108	Henrico Co.	1,986	42,574.7	14	1,564.2	1,972	41,010.5	1,680	37,350.1	26
109	New Kent Co.	116	4,010.8	9	42.0	107	3,968.8	107	3,968.8	0
110	Powhatan Co.	161	6,731.7	5	21.7	156	6,710.0	156	6,710.0	0
111	Richmond	353	6,389.9	0	0	353	6,389.9	186	4,507.0	0

Units	3-4 Units		5+ Units		Number of Demolitions Private Units	Number of Demolitions Public Units	Total Demolitions: Number Authorized	Total Housing Units Less Number of Demolitions	Line
$000	Number	$000	Number	$000					
0	0	0	0	0	8	0	8	1,808	57
240.0	0	0	0	0	41	4	45	292	58
0	0	0	0	0	3	0	3	6	59
0	0	0	0	0	4	0	4	14	60
0	0	0	0	0	9	0	9	302	61
0	0	0	0	0	0	0	0	7	62
0	0	0	122	2,640.0	2	0	2	1,057	63
0	0	0	62	1,200.0	2	0	2	216	64
0	0	0	0	0	0	0	0	446	65
0	0	0	0	0	0	0	0	80	66
0	0	0	60	1,440.0	0	0	0	267	67
0	0	0	0	0	0	0	0	48	68
1,910.1	0	0	227	9,635.0	11	0	11	1,599	69
471.0	0	0	36	450.0	0	0	0	598	70
0	0	0	0	0	0	0	0	109	71
52.1	0	0	0	0	0	0	0	155	72
0	0	0	0	0	0	0	0	272	73
0	0	0	104	4,085.0	1	0	1	239	74
1,387.0	0	0	87	5,100.0	10	0	10	226	75
504.7	32	660.0	486	9,468.9	57	0	57	2,073	76
0	4	100.0	10	200.0	0	0	0	287	77
0	0	0	0	0	2	0	2	132	78
109.0	0	0	0	0	0	0	0	495	79
132.2	28	560.0	0	0	1	0	1	542	80
0	0	0	78	1,043.3	2	0	2	98	81
263.5	0	0	398	8,225.6	52	0	52	519	82
165.0	28	447.3	354	5,654.4	63	12	75	2,410	83
117.0	8	90.0	88	1,152.0	5	0	5	378	84
0	4	140.0	72	924.0	1	0	1	599	85
48.0	4	66.0	6	75.0	0	0	0	268	86
0	0	0	8	117.7	7	0	7	898	87
0	4	48.0	14	140.0	25	12	37	77	88
0	8	103.3	166	3,245.7	25	0	25	190	89
0	0	0	0	0	7	0	7	753	90
0	0	0	0	0	0	0	0	155	91
0	0	0	0	0	0	0	0	304	92
0	0	0	0	0	0	0	0	269	93
0	0	0	0	0	7	0	7	25	94
0	0	0	0	0	15	0	15	550	95
0	0	0	0	0	0	0	0	87	96
0	0	0	0	0	1	0	1	128	97
0	0	0	0	0	0	0	0	58	98
0	0	0	0	0	0	0	0	52	99
0	0	0	0	0	0	0	0	45	100
0	0	0	0	0	14	0	14	67	101
0	0	0	0	0	0	0	0	113	102
838.0	3	15.0	448	5,207.1	188	214	402	6,154	103
0	0	0	0	0	0	0	0	42	104
0	0	0	18	516.8	10	0	10	3,308	105
0	0	0	0	0	0	0	0	134	106
0	0	0	0	0	0	0	0	446	107
838.0	0	0	266	2,822.4	20	0	20	1,966	108
0	0	0	0	0	2	0	2	114	109
0	0	0	0	0	0	0	0	161	110
0	3	15.0	164	1,867.9	156	214	370	- 17	111

Table 2. (continued)

Line	Jurisdiction	Total Housing Units Authorized		Total Mobile Units		Total Private Units		Single Units		Duplex
		Number	$000	Number	$000	Number	$000	Number	$000	Number
112	Planning District 16 †	1,442	58,366.9*	190	0*	1,252	58,366.9	1,223	57,867.1	8
113	Caroline Co.	261	4,777.7*	120	NA	141	4,777.7	123	4,462.7	2
114	King George Co.	129	1,754.7*	70	NA	59	1,754.7	57	1,712.7	2
115	Spotsylvania Co.	484	21,914.8	0	0	484	21,914.8	484	21,914.8	0
116	Stafford Co.	558	29,623.0	0	0	558	29,623.0	554	29,579.0	4
117	Fredericksburg †	10	296.7	0	0	10	296.7	5	197.9	0
118	Planning District 17	372	13,820.0	77	479.8	295	13,340.2	295	13,340.2	0
119	Lancaster Co.	115	5,209.8	20	177.1	95	5,032.7	95	5,032.7	0
120	Northumberland Co.	129	4,175.3	36	206.2	93	3,969.1	93	3,969.1	0
121	Richmond Co.	56	1,567.7	21	96.5	35	1,471.2	35	1,471.2	0
122	Westmoreland Co.	72	2,867.2	0	0	72	2,867.2	72	2,867.2	0
123	Planning District 18 †	864	22,380.2*	290	2,101.7*	574	20,278.5	538	19,614.5	22
124	Essex Co.	94	2,327.1	31	217.6	63	2,109.5	56	1,964.5	2
125	Gloucester Co.	395	10,423.7	136	1,243.7	259	9,180.0	230	8,661.0	20
126	King and Queen Co.†	66	1,251.9	36	240.4	30	1,011.5	30	1,011.5	0
127	King William Co.	142	4,233.5	15	104.2	127	4,129.3	127	4,129.3	0
128	Mathews Co.	85	1,975.2	39	295.8	46	1,679.4	46	1,679.4	0
129	Middlesex Co.	82	2,168.8*	33	NA	49	2,168.8	49	2,168.8	0
130	Planning District 19	1,070	23,504.9*	392	2,452.6*	678	21,052.3	661	20,815.4	8
131	Dinwiddie Co.	172	3,909.5*	52	NA	120	3,909.5	120	3,909.5	0
132	Greensville Co.	109	1,532.2	84	672.9	25	859.3	25	859.3	0
133	Prince George Co.	220	7,635.5	0	0	220	7,635.5	220	7,635.5	0
134	Surry Co.	224	2,487.0	166	1,119.1	58	1,367.9	58	1,367.9	0
135	Sussex Co.	106	1,547.5	80	588.3	26	959.2	26	959.2	0
136	Colonial Heights	73	2,621.5	0	0	73	2,621.5	71	2,585.6	2
137	Emporia	31	778.1	5	24.7	26	753.4	17	618.4	0
138	Hopewell	60	1,417.4	0	0	60	1,417.4	60	1,417.4	0
139	Petersburg	75	1,576.2	5	47.6	70	1,528.6	64	1,462.6	6
140	Planning District 20†	7,468	260,620.4*	220	634.9*	7,178	259,985.5	4,109	188,984.4	340
141	Isle of Wight Co.†	272	5,181.9*	157	NA	115	5,181.9	115	5,181.9	0
142	Southampton Co.	144	4,209.7	61	610.7	83	3,599.0	81	3,529.4	2
143	Chesapeake	1,271	40,504.5	2	24.2	1,199	40,480.3	865	34,568.7	14
144	Franklin	30	818.6	0	0	30	818.6	30	818.6	0
145	Norfolk	912	19,414.9	0	0	912	19,414.9	183	6,937.9	120
146	Portsmouth	493	14,303.6	0	0	493	14,303.6	332	11,162.8	10
147	Suffolk	216	9,135.4	0	0	216	9,135.4	210	9,042.9	6
148	Virginia Beach	4,130	167,051.8	0	0	4,130	167,051.8	2,293	117,742.2	188
149	Planning District 21†	2,299	77,004.5*	86	0*	2,213	77,004.5	1,398	61,842.7	6
150	James City Co.	345	17,580.9	0	0	345	17,580.9	297	16,932.9	0
151	York Co. †	279	12,520.8	0	0	279	12,520.8	279	12,520.8	0
152	Hampton	700	20,559.8*	9	NA	691	20,559.8	321	13,689.8	0
153	Newport News	837	20,489.8*	76	NA	761	20,489.8	364	12,846.0	6
154	Poquoson	128	5,328.5	0	0	128	5,328.5	128	5,328.5	0
155	Williamsburg	10	524.7*	1	NA	9	524.7	9	524.7	0
156	Planning District 22	440	8,418.8	235	1,356.3	205	7,062.5	197	6,955.5	4
157	Accomack Co.	320	5,972.3	165	922.7	155	5,049.6	147	4,942.6	4
158	Northampton Co.	120	2,446.5	70	433.6	50	2,012.9	50	2,012.9	0
159	STATE TOTAL †	52,715	1,617,257.0*	8,635	45,376.6*	44,010	1,571,880.5	34,616	1,367,720.3	688

† Indicates that some or all data were imputed by the Census Bureau from records of previous years
NA Data not available
* Total does not include missing data

Units	3-4 Units		5+ Units		Number of Demolitions Private Units	Number of Demolitions Public Units	Total Demolitions: Number Authorized	Total Housing Units Less Number of Demolitions	Line
$000	Number	$000	Number	$000					
131.0	0	0	21	368.8	5	0	5	1,437	112
45.0	0	0	16	270.0	2	0	2	259	113
42.0	0	0	0	0	0	0	0	129	114
0	0	0	0	0	0	0	0	484	115
44.0	0	0	0	0	1	0	1	557	116
0	0	0	5	98.8	2	0	2	8	117
0	0	0	0	0	4	0	4	368	118
0	0	0	0	0	4	0	4	111	119
0	0	0	0	0	0	0	0	129	120
0	0	0	0	0	0	0	0	56	121
0	0	0	0	0	0	0	0	72	122
429.0	4	65.0	10	170.0	20	0	20	844	123
40.0	0	0	5	105.0	17	0	17	77	124
389.0	4	65.0	5	65.0	0	0	0	395	125
0	0	0	0	0	0	0	0	66	126
0	0	0	0	0	0	0	0	142	127
0	0	0	0	0	2	0	2	83	128
0	0	0	0	0	1	0	1	81	129
101.9	4	60.0	5	75.0	167	0	167	903	130
0	0	0	0	0	1	0	1	171	131
0	0	0	0	0	1	0	1	108	132
0	0	0	0	0	5	0	5	215	133
0	0	0	0	0	3	0	3	221	134
0	0	0	0	0	0	0	0	106	135
35.9	0	0	0	0	5	0	5	68	136
0	4	60.0	5	75.0	16	0	16	15	137
0	0	0	0	0	37	0	37	23	138
66.0	0	0	0	0	99	0	99	- 24	139
8,863.4	359	8,404.0	2,440	53,733.7	836	0	836	6,632	140
0	0	0	0	0	9	0	9	263	141
69.6	0	0	0	0	2	0	2	142	142
231.5	176	2,430.0	214	3,250.0	100	0	100	1,171	143
0	0	0	0	0	5	0	5	25	144
1,714.5	35	581.0	574	10,181.5	424	0	424	488	145
296.3	4	79.0	147	2,765.6	243	0	243	250	146
92.5	0	0	0	0	22	0	22	194	147
6,459.0	144	5,314.0	1,505	37,536.6	31	0	31	4,099	148
209.0	0	0	809	14,952.8	210	34	244	2,055	149
0	0	0	48	648.0	9	0	9	336	150
0	0	0	0	0	0	0	0	279	151
0	0	0	370	6,870.0	53	30	83	617	152
209.0	0	0	391	7,434.8	137	0	137	700	153
0	0	0	0	0	2	0	2	126	154
0	0	0	0	0	9	4	13	- 3	155
87.0	4	20.0	0	0	0	0	0	440	156
87.0	4	20.0	0	0	0	0	0	320	157
0	0	0	0	0	0	0	0	120	158
16,251.2	651	13,732.7	8,125	174,176.4	1,972	269	2,241	50,474	159

Table 3.
Planning District Membership of Each Virginia County and City

Locality	Planning District
Counties	
Accomack	22
Albemarle	10
Alleghany	5
Amelia	14
Amherst	11
Appomattox	11
Arlington	8
Augusta	6
Bath	6
Bedford	11
Bland	3
Botetourt	5
Brunswick	13
Buchanan	2
Buckingham	14
Campbell	11
Caroline	16
Carroll	3
Charles City	15
Charlotte	14
Chesterfield	15
Clarke	7
Craig	5
Culpeper	9
Cumberland	14
Dickenson	2
Dinwiddie	19
Essex	18
Fairfax	8
Fauquier	9
Floyd	4
Fluvanna	10
Franklin	12
Frederick	7
Giles	4
Gloucester	18
Goochland	15
Grayson	3
Greene	10
Greensville	19
Halifax	13
Hanover	15
Henrico	15
Henry	12
Highland	6
Isle of Wight	20
James City	21
King George	16
King & Queen	18
King William	18
Lancaster	17
Lee	1
Loudoun	8
Louisa	10
Lunenburg	14
Madison	9
Mathews	18
Mecklenburg	13
Middlesex	18
Montgomery	4
Nelson	10
New Kent	15
Northampton	22
Northumberland	17
Nottoway	14
Orange	9
Page	7
Patrick	12
Pittsylvania	12
Powhatan	15
Prince Edward	14
Prince George	19
Prince William	8
Pulaski	4
Rappahannock	9
Richmond	17
Roanoke	5
Rockbridge	6
Rockingham	6
Russell	2
Scott	1
Shenandoah	7
Smyth	3
Southampton	20
Spotsylvania	16
Stafford	16
Surry	19
Sussex	19
Tazewell	2
Warren	7
Washington	3
Westmoreland	17
Wise	1
Wythe	3
York	21
Cities	
Alexandria	8
Bedford	11
Bristol	3
Buena Vista	6
Charlottesville	10
Chesapeake	20
Clifton Forge	5
Colonial Heights	19
Covington	5
Danville	12
Emporia	19
Fairfax	8
Falls Church	8
Franklin	20
Fredericksburg	16
Galax	3
Hampton	21
Harrisonburg	6
Hopewell	19
Lexington	6
Lynchburg	11
Manassas	8
Manassas Park	8
Martinsville	12
Newport News	21
Norfolk	20
Norton	1
Petersburg	19
Poquoson	21
Portsmouth	20
Radford	4
Richmond	15
Roanoke	5
Salem	5
South Boston	13
Staunton	6
Suffolk	20
Virginia Beach	20
Waynesboro	6
Williamsburg	21
Winchester	7

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